

**1970-1975**

**San Francisco Bay Area**

# Housing Profile

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**ABAG** ASSOCIATION  
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NOVEMBER 1977

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Leonard Tom  
Project Manager

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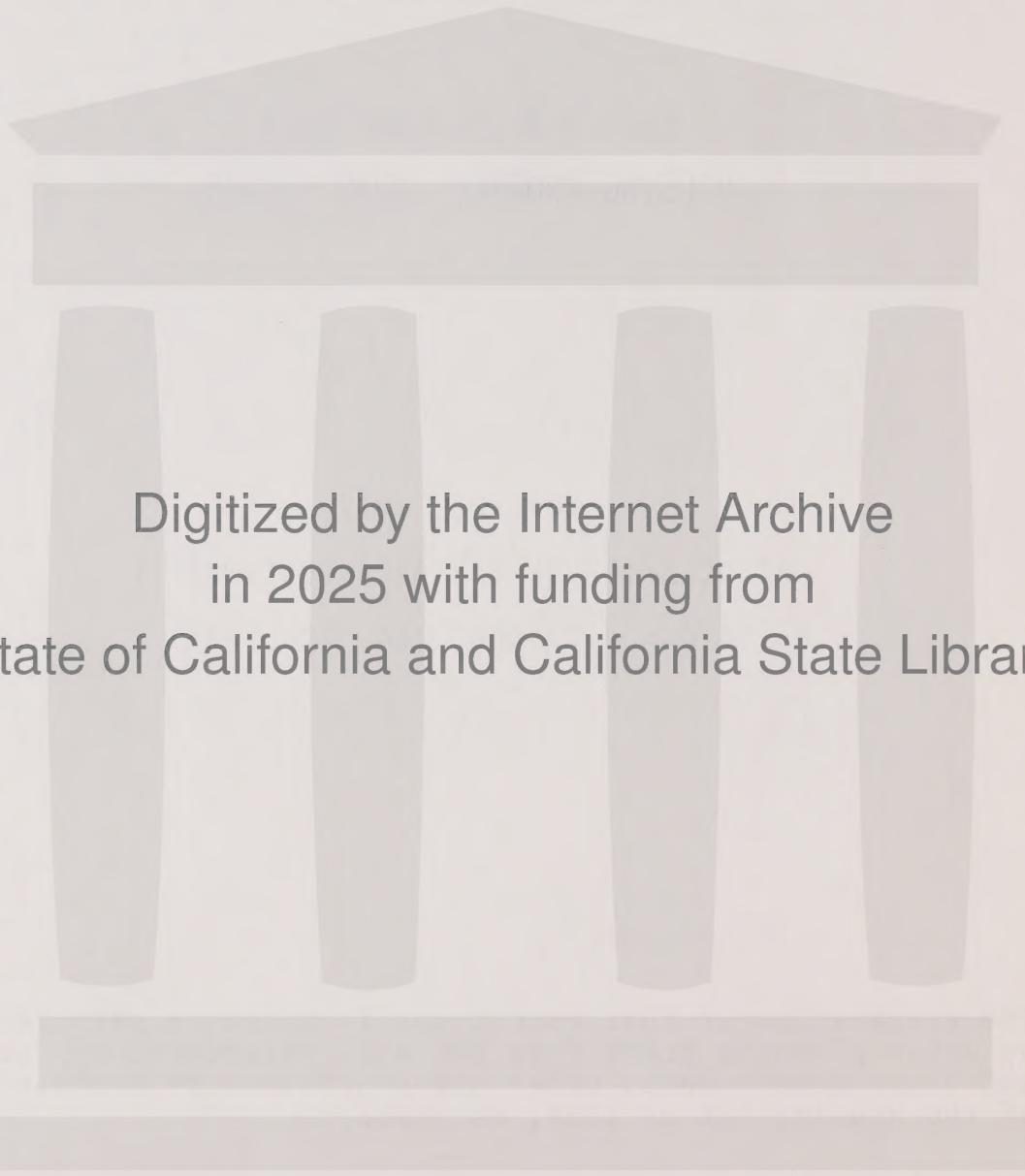
SAN FRANCISCO BAY AREA  
HOUSING PROFILE, 1970 - 1975

NOV. 23, 1977

ASSOCIATION OF BAY AREA GOVERNMENTS

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## INTRODUCTION

This report compares 1970 and 1975 housing characteristics in the nine-county San Francisco Bay Area. Its purpose is to present a picture of the region's housing, based on information that has been gathered and developed by ABAG staff. This document will not extensively discuss the methods used to produce the data. Documentation of the methods will be made available in separate reports and memoranda. The primary task of this report is to present the results of our work and provide an informational background for refining and implementing regional housing policies.

The information presented in this report is part of ABAG's continued efforts to improve its housing data base. Other technical studies include estimates of regional housing need<sup>1</sup> and the Neighborhood Profiles Study. We have also given local jurisdictions data for their Housing Assistance Plans and other uses.

In addition to providing updated information for the region and its nine counties, this report introduces the housing market area concept of ABAG's housing program. Twenty-five Subregional Housing Market Areas (SHMA) have been identified in the Bay Area. They are the basis for the presentation of data for areas smaller than counties. The market area concept reflects the relationship between employment patterns and the demand for housing. It provides a better evaluation of past and future housing trends. Housing markets are realistic geographic units for regional planning purposes. They will supplement local planning efforts by providing a regional context in which local trends can be viewed. The Department of Housing and Urban Development (HUD) has expressed an interest in regional agencies adopting a market area approach in housing planning. Finally, market areas provide a means of connecting regional housing planning to demographic and land use modeling efforts because the markets are based on the aggregation of the 440 map zones used in ABAG's Series 3 projections of population, employment and land use.<sup>2</sup>

This document is divided into two major parts: first, a summary profile for the total Bay Area, and second, the trends for each county and the 25 SHMA's. The appendix includes a series of tables containing data for 1970 and 1975 for the counties and market areas. The methods of collecting and deriving the information are also summarized in the appendix.

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<sup>1</sup> All report footnotes start on page 54.



## A NOTE ON METHODS

Base year (1970) statistics were compiled from the U.S. Census of Housing, 1970, because that was the most comprehensive, detailed, and accepted source of housing information available. Many sources from the 1970 Census, both published and unpublished, were used in compiling the data. As a result, there might not be exact correspondence between our 1970 figures and those found in some Census publications. The differences are small in most cases and they do not significantly affect the validity of conclusions.

County figures (1975) for housing units, mobile homes, and households are estimates of the California State Department of Finance (DOF). They are the "control totals" of the profile and are effective for January 1, 1976. Disaggregation of data to market areas and distribution of various housing characteristics are adjusted to the control totals through methods developed by ABAG staff. Those methods are being documented and will be made available on request.

Regionwide, uniform sources of 1975 data are scarce. Mid-decade censuses were taken in this region by five counties and several cities and unincorporated areas. Unfortunately, they were taken at different times during the year and there was little correspondence in questions beyond the most basic measures. Where possible, data from 1975 special censuses were used (after being adjusted to "control totals") to determine distributions of various characteristics in the profile.

Non-census sources were also used in compiling the 1975 figures. For example, in some counties the number of housing units was disaggregated into the distribution of units by structure type with the aid of building permit data compiled by the Security Pacific National Bank. Vacancy rates were determined using mid-decade census data where available, and from the vacancy rate relationships of 1970 where it was not. The 1975 distributions of housing value were based on housing sales data collected by the Society of Real Estate Appraisers, and tabulated by the Real Estate Research Council of Northern California. Other sources, such as the Northern California Real Estate Report and inputs to ABAG's SERIES 3 Projections of population, housing, employment, and land use were also used in producing these housing profiles. A complete citation of data sources can be found in the appendix to this report.



## I. HOUSING PROFILE OF THE REGION

Section I.A. describes 1970 to 1975 trends. Five categories are described: 1) trends in housing demand, 2) trends in housing supply, 3) changes in housing problem indicators, 4) employment, and 5) residential land use. Housing demand is reflected in the changing magnitude of population, households, and household income. Housing supply is described in terms of the number, type and tenure of housing stock. Housing problem indicators are estimates of physically substandard housing units, overcrowded housing units, and overpaying renter households. Employment is expressed in terms of jobs and employed residents. Residential land use is presented as existing residential land use and vacant land that could potentially be developed as residential. A summary table presenting data for all of the characteristics is located at the end of section I.A.

Section I.B. is an evaluation of what the trends indicate about the housing market and its problems in the Bay Area. The statements and conclusions are based primarily on the information described in section I.A. Some additional data sources have been consulted, however. Issues discussed are: 1) housing supply and demand, 2) change in the housing supply, 3) the cost of shelter, and 4) maintenance of housing quality.



## I.A. REGIONAL TRENDS 1970-1975

Population and Households. Changes in the size and nature of population effect changes in demand for housing. While increase or decrease in the size of the population is an important measure of growth, the household is the basic demographic unit that actually seeks and occupies an individual housing unit from the available supply. In this region, the growth rate of households has been higher than the growth rate of population. In some parts of the region, the number of households continue to increase while the size of the population actually decreases. The effect is a continued increase in housing demand--much of which should be oriented to the needs of smaller households.

The San Francisco Bay Area experienced a 5.0% increase in total population during the first half of this decade, growing from a 1970 estimate of 4.6 million to 4.8 million by the end of 1975. The population living in households increased by 4.4%--from 4.5 million to 4.7 million. Households increased three times faster than population. Between 1970 and 1975, the number of households went from 1.5 million to 1.8 million, an increase of 14.7%. Accompanying those trends has been a decline in the average household size. The Bay Area's average went from 2.90 persons per household in 1970 to 2.64 at the end of 1975, a decrease of 9.0%.

The remainder of the population (i.e., those not living in "households") is assumed to occupy group quarters facilities (nursing homes, prisons, military housing, student dormitories, etc.) which are normally regulated by a single authority such as the Army, a university, or a hospital. These types of living facilities are not considered to be a part of the normal housing market. Regionwide, the group quarters population is relatively small--on the order of 2-1/2% to 3% of the total population. Evaluating the demands and living conditions of this segment of the population is difficult. The 1970 census did little detailed work in that area.

Household Income. Purchasing power will tend to set limits on a household's choice of location, size of the unit, quality of the structure, and whether or not the household has the option to purchase a house or rent a dwelling unit. Income is therefore an important factor in studying housing problems.

Household incomes have increased since the last full census was taken in 1970. That is reflected in both the median household income for the region and the statistical distribution of households by income categories. The 1970 median household income (based on income from 1969) was \$9,914. By 1975, the median (based on income from 1974) had increased 31.6% to \$13,050. That was an average increase of about 6% per year.<sup>3</sup> The statistical distribution of households by income category in 1970 was characterized by large numbers in the middle- and lower-income categories. Only 25% of the total had incomes above \$15,000. In 1975 the households were distributed in a much more even fashion with the concentration of households being in the middle categories and almost even numbers in the lowest and the highest income categories. Households with incomes above \$15,000 amounted to 41% of the total. The impact of inflation negates some of the value of current dollars, so households are probably able to purchase less shelter despite higher incomes.



The number of households estimated to be "lower-income" (households with less than 80% of the area median)<sup>4</sup> is an important figure for resource allocation from the Federal government as it is a factor in formulas for the disbursement of some national resources. There were 617,000 lower-income households in 1970. By 1975 that number is estimated to have increased to 687,000. The growth rate for lower-income households was smaller than the rate of increase in total households. Total households increased by 14.8%. Lower-income households increased by 11.5%.

Housing Units by Type of Structure. Between April 1, 1970, and January 1, 1976, this region experienced a 16.4% increase in its housing inventory, growing from 1.6 million to 1.9 million housing units. That represented an average net growth of about 3% per year. The latter total was composed of 1.1 million single-family units, 711,000 multi-family units, and 45,000 mobile homes or trailers.

Single-family dwellings were the most prevalent type of housing in 1975 as they were in 1970. In 1970, single-family housing accounted for 62.4% of the total inventory. In 1975 it represented 60.0%. Multi-family housing increased from 35.9% to 37.6% in the same period. Mobile homes, which were a very small portion of the region's housing stock in 1970, remained so in 1975, but the increase from 1.7% to 2.4% of the total was relatively high.

Tenure of Occupied Housing Units. By the end of 1975, there were about 1.8 million occupied housing units (i.e., households) in this region--a 14.8% increase over the 1.6 million households that existed in 1970. That is an average growth of about 3% per year. Owner-occupied units were the prevalent form of occupancy as was the case in 1970. Renter households increased at a slightly faster rate, however. There were 850,000 owner households in 1970. That number grew to 970,000 owner households in 1975. Renter households numbered 702,000 in 1970 and 812,000 in 1975. The proportions of owner and renter households have remained essentially the same. In 1970 and 1975, owners represented 54.8% and 54.4% of the total number of occupied units, respectively. In the same years, renters occupied 45.2% and 45.6% of the total.

Vacancy Rates. From 1970 to 1975 vacancies in the Bay Area tended to increase. Total vacancy went from 4.4% to 5.7% of the entire housing stock. Vacant-for-sale units went from 1.0% to 1.7% of housing in the owner category. Vacant-for-rent units went from 4.0% to 5.8% of housing in the renter category. The numbers of vacant units were not presented in the tables in this report because of the variation that will occur at different times of the year. Vacancy rates are usually expressed in percentages, anyway.

In addition to those units counted as vacant-for-sale or vacant-for-rent, "total vacant" housing units include: "second" or vacation homes, units held vacant by owners or the courts for legal or other reasons, substantially completed units still under construction, vacant units that are not habitable, and units where the occupancy status could not be determined by enumerators. It would be misleading to judge the market condition

using just the "total vacant" factor. Only for-sale and for-rent units are considered to be currently available to meet the needs for mobility and choice in the housing market. The owner vacancy rate is the number of vacant-for-sale units divided by the sum of owner-occupied and vacant-for-sale units. The renter vacancy rate is the number of vacant-for-rent units divided by the sum of renter-occupied and vacant-for-rent units.

While vacancy rates have been stated in this report, we must admit to some lack of confidence in their accuracy. The 1975 figures for areas that did not take a mid-decade census are especially questionable. HUD postal surveys and P.G. & E. idle meter readings were considered for use, but interpretation of that data for these purposes is fraught with problems (lack of information by tenure, questionable accuracy, etc.). Vacancy is recognized as an important indicator of housing market conditions. However, lack of adequate means for continuing measurement cause the information to lose value very quickly. A two-year old vacancy figure might not be at all reflective of the current situation. Because of those problems ABAG does not rely heavily on these vacancy figures in its analysis. We would be interested in exploring the question further.

Age of the Housing Stock. Most of the housing units in this region are relatively new. In 1975, only 25.3% of the total stock was built in 1939 or earlier. The amount of building that has taken place since 1939 has shown an increasing pace of development as time has moved forward. A relatively small amount of growth took place during the 1940's with an average of 23,000 housing units built per year. From 1950 to 1959, the average number of units built per year rose to 40,000. Growth trends continued to accelerate from 1960 to 1969 when the annual average amounted to 49,000 units. The Bay Area experienced a leveling of the growth trend since 1970. Between 1970 and the end of 1975, the annual average number of units built has remained the same as that of the previous decade, 49,000 units per year.

The loss of housing units through planned demolition (and most likely due to physical deterioration or depleted economic value) has been minimal since 1970. Our conservative estimate is that approximately 16,000 units have been removed from the 1970 housing inventory by planned demolition. That only amounts to 1% of the total 1970 stock. It should be noted that the actual decrease in units would probably be higher than our estimate when losses due to flood, fire, conversions to non-residential use, or other miscellaneous causes are considered.

Cost of Shelter<sup>5</sup>. The value of owner-occupied housing increased dramatically from 1970 to 1975. As reported in the 1970 census, the median value of an owner-occupied unit was \$27,572. By 1975, the comparable figure had risen to \$44,864--an increase of 62.7%. The average increase was 10.9% per year. Changes in the distribution of units by value category were also quite dramatic. In 1970, most housing (56.4%) was valued between \$20,000 and \$35,000; 22% was valued at less than \$20,000. Only 7.5% was valued above \$50,000. In 1975, values had moved to the point where 37.5% was valued between \$35,000 and \$50,000, 24.7% was valued between \$50,000 and \$70,000, and 12.5% was valued at \$70,000 or more. Only 1.3% was valued below \$20,000.<sup>6</sup>



The increase in rent was also quite large between 1970 and 1975. In 1970, the median was \$137. By 1975, it rose to \$221, or an increase of 61.3%. That is an average increase of almost 10.7% per year. Like owner units, the changes in distribution by rent category were striking. In 1970, almost 90% of the units had rents below \$200. In 1975, only 41% of renters were paying less than \$200. Units with rents over \$300 went from 1.7% to 20.2%.

Housing Problem Indicators. Three indicators have been selected to describe housing problems. The selection of those indicators was in part determined by the availability of information in the 1970 census of housing and by standards being applied by the U.S. Congress and HUD in developing programs to respond to the Nation's housing problems.

The three indicators are: (1) physically substandard housing units; (2) overcrowded housing units; and (3) overpaying renter households. The first indicator considers housing quality. It is an estimate of housing units that are in such poor physical condition that demolition should be considered or those housing units whose condition requires substantial rehabilitation to make them safe and habitable. Overcrowded housing units (i.e., housing units whose ratio of occupants to rooms exceeds 1.00) indicate that the housing supply cannot meet the full range of space needs of the housing consuming public.

The number of overpaying renter households (i.e., renter households paying 25% or more of income for rent and utilities) shows where costs exceed the household's ability to pay. The maximum figure of 25% of adjusted gross income has been set by the Congress as a point beyond which rent exceeds the financial reach of low-income families to adequately afford other basic necessities of life, such as food, health and clothing.<sup>7</sup>

There has been no attempt to estimate the number of overpaying owner households. The 1970 census did not collect information on housing costs of owner households, so there is no way of making a reasonable estimate of "overpaying" in this category. Application of the 25% of income criterion for owner households may be inappropriate, considering the financial benefits associated with ownership such as income tax deductions, growing equity and potential sales profits.

The estimates of substandard housing might not be the same as those of other planning reports. There are some unique attributes that these regional figures provide however: 1) a uniform standard and method of analysis for all parts of the region, 2) estimates for a single period of time, and 3) housing quality measured in the context of other market trends. As ABAG's estimates of housing quality are based on indirect indicators (i.e., adequacy of plumbing and heating facilities) local areas which have conducted on-site surveys or regular building inspection programs may have better information on which to make such an evaluation.

Physically substandard housing units were estimated to number 98,000 in 1970. That figure is estimated to have grown to 111,000 substandard units in 1975. In 1970 and 1975, substandard housing units were 6.3% and 6.2% (respectively) of the total number of households, a relatively small portion. Those figures indicate that problems of housing condition in the Bay Area as a whole have remained stable.

Despite an increase in overcrowded housing units from 93,000 to 97,000, the overcrowding problem has decreased. The 4,000 increase in this category only amounted to 5.0% while the total number of households increased by 14.7% during the same period. Overcrowded housing units as a portion of total households went from 6.0% in 1970 to 5.5% in 1975. There is an obvious relation between this trend and the overall decline in household size since 1970.

Overpaying is the most severe housing problem in the Bay Area. Almost half of the renter households in this region pay 25% or more of their income to rent and utilities. Overpaying renter households numbered 310,000 in 1970 and increased to 394,000 in 1975. They represented 20.0% of all households in 1970. In 1975, they represented 22.1% of all households. When overpaying households are considered as a portion of renter households, the percentages increase to 44.2% in 1970 and 47.8% in 1975. The 1970 Census indicates that 96% of overpaying renters had incomes of less than \$10,000, which was very close to the region's median household income in 1970. While the amount of similar data for 1975 is insufficient to be conclusive, there is little to indicate that the overpaying problem has shifted to households that could more easily afford to pay 25% or more of their income toward gross rent.

Employment. In this region the number of employed residents went from 1.8 million in 1970 to 2.0 million in 1975. That was an increase of 11.8%. In contrast, the number of employed residents increased more than twice as fast as the population (5%) and slightly less than households (14.7%). There are more employed residents than households, indicating that some share of the households have more than one worker.

Land Use. Information on the amount of land in residential use for 1975 and the amount available for future residential/commercial development was taken from the inputs to Series 3 Projections and included in this report as one indication of potential growth.<sup>8</sup> The 1975 residential land use is the number of acres in such use excluding streets and highways. Land available for development was placed in two categories called "policy prime" and "policy secondary." Policy prime includes areas of high or medium development potential, where development was already committed by local government action in the form of zoning, subdivisions, existence or commitment of service capacities for sewers, water, and roads. Policy secondary includes areas where tentative local commitment has been made to development in the form of zoning, but which have some constraints on service capacity or environmental hazards exist. The amounts of residential land and available vacant land are not strictly comparable because the available land is in gross acreages which do not account for streets and highways.



It is important to note that the information from the Local Policy Survey represents variations of local policy. Some localities are very cautious about growth and may be very conservative about the amount of land they zone or commit for development. Other areas may welcome growth and be very liberal about such considerations. A regional standard for designating land use potential was not applied in interpreting the local data.

In 1975, 220,000 acres were in residential use in the Bay Area. At that same time aggregation of local governments' data indicate that 171,000 acres could be placed in the policy prime category. An additional 141,000 acres is classified as policy secondary.

TABLE 1 SAN FRANCISCO BAY AREA  
HOUSING PROFILE CHARACTERISTICS, 1970-1975

Category	1970	%	1975	%	$\Delta$ % 1970-75
I. Population, Households, and Household Size					
Total Population	4,610,302		4,839,550		5.0
Household Population	4,501,431		4,701,646		4.4
Households	1,552,801*		1,781,776		14.7
Persons Per Household	2.90		2.64		-9.0
II. Households by Income for Income Years 1969 and 1974					
less than \$5,000	367,902	23.7	300,614	16.9	
\$ 5,000 - \$ 9,999	415,317	26.8	349,196	19.6	
\$10,000 - \$14,999	386,719	24.9	395,035	22.2	
\$15,000 - \$24,999	294,616	19.0	485,270	27.2	
\$25,000 or more	87,739	5.6	251,661	14.1	
total	1,552,293*	100.0	1,781,776	100.0	14.8
median income	\$9,914		\$13,050		31.6
lower-income households	616,792	39.7	687,530	38.6	11.5
III. Housing Units by Type of Structure					
single-family	1,012,870	62.4	1,133,496	60.0	11.9
multi-family	583,009	35.9	710,924	37.6	21.9
mobile homes, etc.	26,903	1.7	45,040	2.4	67.2
total	1,622,809	100.0	1,889,460	100.0	16.4
IV. Occupied Housing Units by Tenure					
owner-occupied	850,093	54.8	969,697	54.4	14.1
renter-occupied	702,249	45.2	812,079	45.6	15.6
total	1,552,342*	100.0	1,781,776	100.0	14.8
V. Vacancy Rates by Tenure					
total vacant		4.4		5.7	
vacant-for-sale		1.0		1.7	
vacant-for-rent		4.0		5.8	
VI. Owner-Occupied Housing Units by Value					
less than \$20,000	156,230	20.9	11,435	1.3	
\$20,000 - \$34,999	421,358	56.4	207,609	24.0	
\$35,000 - \$49,999	114,009	15.2	324,327	37.5	
\$50,000 - \$69,999	56,281	7.5	213,301	24.7	
\$70,000 or more			108,214	12.5	
total	747,878	100.0	864,886	100.0	
median value	\$25,572		\$44,864		62.7



TABLE 1                      SAN FRANCISCO BAY AREA  
HOUSING PROFILE CHARACTERISTICS, 1970-1975  
(CONTINUED)

<u>Category</u>	<u>1970</u>	<u>%</u>	<u>1975</u>	<u>%</u>	<u>△ % 1970-75</u>
VII. Renter-Occupied Housing Units by Contract Rent					
less than \$100	180,559	26.9	76,877	10.1	
\$100 - \$199	420,129	62.5	235,271	31.0	
\$200 - \$299	59,539	8.9	293,683	38.7	
\$300 or more	11,352	1.7	153,432	20.2	
<u>total</u>	<u>671,579</u>	<u>100.0</u>	<u>759,263</u>	<u>100.0</u>	
median contract rent	\$137		\$221		61.3
VIII. Housing Units by Year Structure Built					
1939 or earlier	493,943	30.4	477,924	25.3	
1940 - 1949	233,447	14.4	233,447	12.3	
1950 - 1959	404,622	24.9	404,622	21.4	
1960 - 1969	490,647	30.2	490,652	26.0	
1970 - 1975	n.a.	-	282,815	15.0	
<u>total</u>	<u>1,622,659</u>	<u>100.0</u>	<u>1,889,460</u>	<u>100.0</u>	16.4
IX. Housing Problem Indicator (Estimates)					
total households	1,552,801	100.0	1,781,776	100.0	14.7
substandard units	97,686	6.3**	111,299	6.2**	13.9
overcrowded units	92,758	6.0**	97,370	5.5**	5.0
overpaying renters	310,311	20.0**	394,082	22.1**	27.0
X. Employment					
Total Employment	1,824,463		2,040,001		11.8
XI. Residential and Vacant Land Use (Acres)					
Residential	n.a.		220,530		
Policy Prime	n.a.		170,969		
Policy Secondary	n.a.		141,471		

\* The difference in these figures is probably accounted for by sample variability in the Census. The difference amounts to less than 1% and has no significant effect on our conclusions.

\*\* as a percentage of total households





## I.B. EVALUATION OF MAJOR TRENDS

Changes in Housing Supply and Demand. One important trend comparison was the increase in housing units and households--in effect, gross measurements of supply and demand. The data indicate that supply increased faster than demand. Regional totals showed that the total number of housing units increased by 266,651 housing units. At the same time, the number of occupied housing units, or households, increased by 228,975 households. Some of the new housing units are vacation or "second" home developments, which really do not add to the supply of available housing to meet the general market demand. Household estimates may also be understated, as a share of the "total vacant" category includes housing units where status of occupancy could not be determined. When those two factors are considered, the increases in supply and demand may actually be closer than the overall figures would indicate.

Available data is insufficient to determine if the increased supply of housing is being offered at prices that are affordable to all households by income categories. A mere increase in housing supply may not ease the housing demand of all income groups. In other words, an area that needs homes that sell for \$40,000 to \$50,000 may be only marginally benefited by an increase in the number of homes that sell for \$75,000 or more.

The increase in the number of households is a reflection of changing lifestyles in the Bay Area, as well as the natural increase over time and net immigration from outside of the region. There is an increasing demand for housing suitable to the needs of elderly people, single-person households, and single parents with children.

Elderly households are a growing portion of demand as people are living longer. More senior citizens are also choosing to live on their own, rather than in institutions or "extended" families. "Retirement" communities are a partial response to this kind of demand.

The growing importance of mobility, especially among the maturing postwar "baby boom", has also contributed greatly to changes in demand pattern, such as rapid "turn-over" of units and continued heavy demand for rental housing in central urban areas. Many of these households are small; consisting of singles and couples without children. Elderly households also contribute to a portion of this "turn-over" phenomenon.

Increasing divorce rates contribute to household formation by taking one household and splitting it into two new households (marriages between singles would have the opposite effect). The result of such a split is often the creation of a household of an unmarried parent (usually female) with one or more children. The space needs of such a household may be quite similar to that of the needs of the two-parent household, but the income may be substantially lower and the resources for home maintenance and repair somewhat less.

The physically handicapped will be expressing more demand for housing as increasing numbers of these people choose to live more independently, away from institutionalized settings, or in the care of families. Special design considerations will become an important part of providing access to adequate housing.

In reconsidering the question of whether supply is keeping up with demand, the growing variety in household types points to the problem that just increasing the supply of housing units is not enough to cope with the needs of a changing population. In addition to such factors as sound condition, adequate space, and affordable costs, new housing will have to be designed to accommodate the special needs of the elderly, children or the handicapped. Existing housing may have to be modified to respond to the same concerns. The supply of housing will have to change as the number of households continue to expand. But the nature of that change should be carefully scrutinized to ensure that all facets of demand are truly met.

Patterns of Change in the Housing Supply. Bay Area building patterns have occurred in cycles during the last fifteen years or so. Residential construction activity, as reflected in the number of residential building permits issued per year, show a relatively wide range of volume in the Bay Area in different periods. Figure 1 illustrates the trends in permit issuances in this region for each year from 1963 through 1976.

For total permits issued, there were two peaks of volume reached (in 1963 and 1971) and two low points reached (in 1966 and 1974). The volume at the maximum activity levels was about 68,000 permits issued. During the lowest activity levels the volume was about 26,000 permits issued. There was a steady decline in activity after 1971. Data for 1975 and 1976 indicate a bottoming out of the downward trend and a resurgence to higher levels of building activity.

Permit activity for multi-family units has had a pattern quite similar to the activity pattern for total permits. The highest volume reached was in 1963, when approximately 39,000 multi-family permits were issued. 1971 was another peak year with about 36,000 such permits issued. The lowest volume was in 1975 when less than 7,000 permits were issued. Two other years of low activity were 1966 and 1974 when about 9,000 permits were issued. The graph shows that the region reached its most recent low point at the end of 1975 and was beginning to resume higher levels of multi-family activity during 1976.

The volume of single-family unit permits has varied less dramatically from year to year than that shown for either total residential permits or for multi-family permits. The degree of increase or decline from year to year has been more moderate than for multi-family issuances. Between 1963 and 1976 permits issued ranged from a high of 31,000 in 1971 to a low of 17,000 in 1966. Single-family activity experienced the same drop-off after 1971 as did multi-family activity, although the decline was not as severe. A rise in activity began in 1975 and showed a fairly sharp increase during 1976.



FIGURE 1 SAN FRANCISCO BAY AREA: RESIDENTIAL  
BUILDING PERMITS ISSUED, 1963 - 1976



sources: A SPECIAL REPORT ON THE ECONOMY OF THE SAN FRANCISCO BAY AREA,  
research department, Security Pacific National Bank, Sept. 1975

CALIFORNIA CONSTRUCTION TRENDS, research department, Security  
Pacific National Bank, Dec. 1976, pg. 4.

The regional trend exhibited in the figure and the preceding comments are consistent with the pattern of building activity that has occurred nationwide in recent years. A recent article by the Real Estate Research Corporation (RERC) states that "The number of new multi-family housing units started in the U.S. has declined spectacularly in the past three years..."<sup>9</sup> RERC attributes the decline to a number of factors. One of the key determinants may have been that interest rates for long-term financing of multi-family housing have remained very high in recent years, so developers and investors have been discouraged from such building. Further, construction costs have been increasing at very high rates, making multi-family a very considerable investment. Another factor that has probably affected activity levels was the high rate of growth in multi-family units in 1971 through 1973, which, in effect, "flooded the market" for multi-family housing in the early 1970's. This claim may be substantiated by nationwide rental vacancy rates of 5.3% in 1970, 5.8% in 1973, and 6.3% in 1975. But increasing rents may have also played a part in causing those vacancy rates by forcing more households to "double up" in an effort to reduce housing costs.

RERC predicts an improved situation for multi-family housing activity in the immediate future, as inflation eases and real incomes begin to increase. A healthy economy would contribute to an improved situation with the availability of investment capital. The decline in average household size will continue. The available supply of multi-family units should begin to decrease as household formations begin to catch up with the decline in multi-family building activity of recent years.

Most of the factors affecting the national trends in multi-family activity are also at work here in the San Francisco Bay Area. Interest rates locally have remained fairly high. Construction costs have gone up considerably (approximately 90% since 1967).<sup>10</sup> Operations costs are also rising, although energy prices may not be increasing in the Bay Area as fast as national rates.<sup>11</sup> The high growth in multi-family units occurred slightly earlier in the Bay Area than nationwide. This region's "market flooding" period may be better characterized as having occurred between 1969 and 1972. Overall vacancy rates have increased, although not quite as high as the national rates. The regional vacancy rate for renter housing was 4.0% in 1970 and 5.8% in 1975. Given those similarities, the potential for a great rise in Bay Area building activity should increase in the immediate future as the national economy improves.

Problems with the Cost of Shelter. Perhaps the housing issue of greatest concern to most people has been the tremendous increase in the cost of housing that the Bay Area, and the nation as a whole, has recently experienced. This is a problem that affects all households, both owners and renters. Comparison of the rise in cost and the rise in income even more dramatically illustrate the decreasing ability of the housing consumer to afford decent shelter.



If the most recent rates of increase continue, the Bay Area could expect to face a doubling of housing costs in less than eight years. This calculation is based on the difference between 1970 and 1975 median value and rent, compounded on an annual basis, until a doubled amount for each 1975 figure is reached. The calculated figures for each year are as follows:

<u>year</u>	<u>median value</u>	<u>median rent</u>
1975	\$ 44,864	\$ 221
1976	49,024	241
1977	53,571	263
1978	58,539	287
1979	63,967	313
1980	69,899	342
1981	76,381	373
1982	83,465	407
doubling point	89,628	442
1983	91,205	444

Median value would double in 7.8 years. Median rent, would double in 7.9 years.

From 1970 through 1975, housing cost increased twice as fast as the rise in income. Median value rose 62.7% and median contract rent rose 61.3%, while median household income only rose 31.4% over the five-year period. That would indicate fewer renter households are able to purchase a home and more of those who have remained renters are "overpaying". There are no figures that show precisely how many households that are seeking to purchase homes are in fact unable to buy because of high price. Our estimates of overpaying in 1975 show that a larger percentage of renter households are in that category.

The ability of current homeowners to purchase housing at today's prices is enhanced somewhat by the amount of equity they have accumulated through the appreciated value of their current homes. Profits gained at the time of sale greatly enhance their ability to make a large downpayment (increasingly in excess of 25% of sales price<sup>12</sup>) on their next home, helping to keep mortgage payments more reasonable for them than the first time homebuyer. With fifty-four percent of the households in this region currently in the owner category, an accurate assessment of how many families are really unable to buy a home is very difficult to calculate. Even for current homeowners, the difficulty of buying a home is greater today than ever before. For those who have not yet purchased a home that possibility is becoming less and less of a reality.

The rise in costs is attributable to no one factor alone. Labor and materials costs have gone up considerably. Land costs, especially in the central areas of the region have gone up. The stiffening of building and other codes have increased requirements in new homes, adding to cost. Many builders complain of the costs resulting from delays imposed by government processing and permit procedures. They would further argue that

the attempts of some cities to limit growth have made it more difficult and much more expensive to provide housing that meets a growing demand. While development costs have risen, the costs of financing purchase or construction of housing have made large jumps in recent years also. Interest rates on home mortgages have stayed between 8 and 10 percent in the last couple of years, significantly more than the 6 to 7 percent rates that were prevailing in the late 1960's and early 1970's. Construction loan interest rates tend to be higher than the rates on home mortgages. Finally, as more of the central areas become fully developed and the opportunities to increase the supply become more limited, prices will tend to inflate faster as a function of the supply and demand principle. The rising costs of building and purchasing newly constructed homes have had the added impact of increasing the demand for existing homes, especially in the job centers of the region.

Maintenance of Housing Quality. The quality of housing is primarily a function of three factors; the age and condition of the existing stock, the social stability of an area's residents, and public/private investment in neighborhoods and housing maintenance. For the nine-county Bay Area, problems of housing condition are relatively minor. Our estimates for 1970 and 1975 indicate that only 6.3% of the region's housing stock is in a state of major decline. Our housing is relatively new. Only 30.4% of the 1970 inventory was in structures that were thirty or more years old. A very large portion of those older units were located in central city areas like San Francisco and Oakland. One possible indicator of social stability, the proportions of owner to renter-occupied housing, has not changed much since 1970. The amount of investment in neighborhood and housing maintenance is difficult to define and determine. But it would be reasonable to assume that since there is no indication of a massive decline in the quality of our housing stock, at least an adequate level of private and public capital has been invested to keep up with the natural aging process in most areas. It must of course be kept in mind that even with such an optimistic regional view, there may be areas where the decline of housing condition has been a severe problem, or where substantial improvement has occurred.

Public policy decisions have and will continue to play an important role in housing conservation efforts in this region. National attention to housing rehabilitation and the maintenance of neighborhood quality has grown in recent years. The Housing and Community Development Act of 1974 paid special attention to cities' adoption of conservation approaches to housing problems through the creation of devices such as rehabilitation loan programs, improvement of neighborhood facilities and services, and subsidies to create private incentive to rehabilitate substandard housing. Other government efforts include the passage of legislation and enactment into law of incentives to encourage capital formation for rehabilitation (such as the "Marks-Foran Residential Rehabilitation Act of 1973") or the creation of agencies that will help to finance rehabilitation efforts (such as the Neighborhood Preservation Program of the State Housing Finance



Agency). Local governments have shown increased awareness of housing condition problems and have begun to organize efforts through the use of Community Development Block Grants or other locally financed programs. ABAG has contributed to such efforts through research, review, information dissemination, and technical assistance to local governments. The public itself has shown a growing interest in housing conservation. Historic preservation movements have gained support in many places. Partly in response to the high cost of home purchase, but also as an endeavor of personal interest and pride, the "do-it-yourself" home repair ethic has also gained great popularity.

Institutional policies, both public and private, also have effects that contribute to the decline in housing quality. "Redlining" practices of lending institutions seriously obstruct the efforts of homeowners to repair and maintain their property through the arbitrary denial of loans on the basis of property location. Such policy is, in effect, a decision to withhold investment from certain neighborhoods. Public decisions on the location of major projects, such as freeways, or major land use changes, such as the location of heavy industry in residential areas can cause much disruption and mark the beginning of neighborhood decline.

Approximately 230,000 units will be added to the "older housing" category between 1970 and 1980. This assumes negligible losses to the housing inventory of units in structures that are less than thirty years old and that major physical problems begin after that point, when it becomes "older housing. Between 1980 and 1990, an additional 400,000 will be added to that category. Between 1990 and 2000, an additional 500,000 units will be classified as "older housing." In other words, within the next twenty years or so, almost a million housing units will reach an age where expenditures on maintenance and repair could start becoming substantial if adequate condition is to be maintained. One could hypothesize that without adequate maintenance, housing condition could become an issue of major concern for this region within the next 15 or 20 years.

To avoid the problems of deteriorating housing quality at a large scale, as has been experienced by some cities in the eastern portion of the country, our local governments will have to start conserving their housing stock now. Programs initiated by the Federal and State governments and some local governments are only a beginning. The concern of homeowners, tenants, local officials and the housing industry will have to intensify. Far reaching programs that operate at many levels may have to be implemented to check the beginning of decline in some neighborhoods, maintain the existing good quality of others, initiate improvement in neighborhoods that have been in a state of decline, and totally rebuild a few wholly deteriorated areas.

## II. HOUSING PROFILES FOR COUNTIES AND HOUSING MARKET AREAS: 1970 - 1975

This section of the report summarizes the housing profiles of each Bay Area county and the twenty-five Subregional Housing Market Areas. Each one page profile is composed of a table of summary statistics for each county/market area accompanied by a brief description of important trends perceived to be occurring. Housing problems are listed as percentages of total households in the area. Detailed citations of the data sources for the summary tables can be found in the Table Footnotes at the end of the Appendix to this report. The descriptions are based on evaluation of the data presented in the Appendix and on general staff experience with the housing situation in each market area. Preceding the individual profiles is a discussion of the housing market area concept and how the twenty-five market areas for this region were identified.

### Housing Market Area Concept

To improve ABAG's contribution to housing planning in the Bay Area, twenty-five subregional housing market areas have been defined for this region. They are the subcounty geographic basis on which housing data is collected, analyzed, and presented in this report. Housing market areas are important because there is a degree of homogeneity in trends that exist in geographic subsectors of the region. The similarity of trends, character, problems, and potential often extend beyond the boundaries of political jurisdictions. To a great extent market areas are also determined by the physical geography of this region.

Acting independently, individual cities may or may not be able to solve many of their housing problems. But the solutions they devise may work to increase the severity of a problem in a neighboring city. Working cooperatively with other jurisdictions in their market areas, individual cities have the advantage of at least knowing some of the impacts proposed actions might have on their area in general. Joint solutions between cities might be worked out.

In developing the market area concept it has not been ABAG's intent to usurp local autonomy or responsibility to plan. This geographic description merely provides a context in which localities can direct their planning efforts. It also provides a basis on which one area can make some comparison with trends that are occurring in similar subsectors of the region.

The relationship between the location of jobs and the location of housing was another factor used in defining the market areas. Transit systems, highways, traffic congestion, and air pollution are all somewhat tied to the commuting patterns of the region's work force. Unpublished information on home-to-work travel patterns from the 1970 Census was used in determining the markets' boundaries. Integrity of county boundaries was maintained to keep data manageable. Cities were not split, so it should be clear that market areas represent clusters of cities plus some unincorporated portions of the county jurisdictions.



Another reason for developing the market areas was to make the housing data base compatible with the ABAG projection models. The market areas represent aggregations from the 440 zone spatial system that ABAG is using to project changes in population, and households, from 1975 to 2000.

For several counties (Sonoma, Napa, and San Francisco) the market area concept had to be modified to accommodate the character and data problems with those areas. The rural nature of most of Sonoma and Napa counties would have yielded a series of small, isolated market areas in the northern Bay Area. They would have been difficult spatial units on which to collect enough data to use analytically. The most practical solution was to consider each county as a separate market area unto itself. The housing market area for San Francisco actually extended beyond its county boundaries. There are apparently so many employed residents from southern Marin and northwestern San Mateo commuting to jobs in San Francisco that those areas could almost be considered extended neighborhoods of the city.

The following map and table identify the market areas and the larger communities in each area.

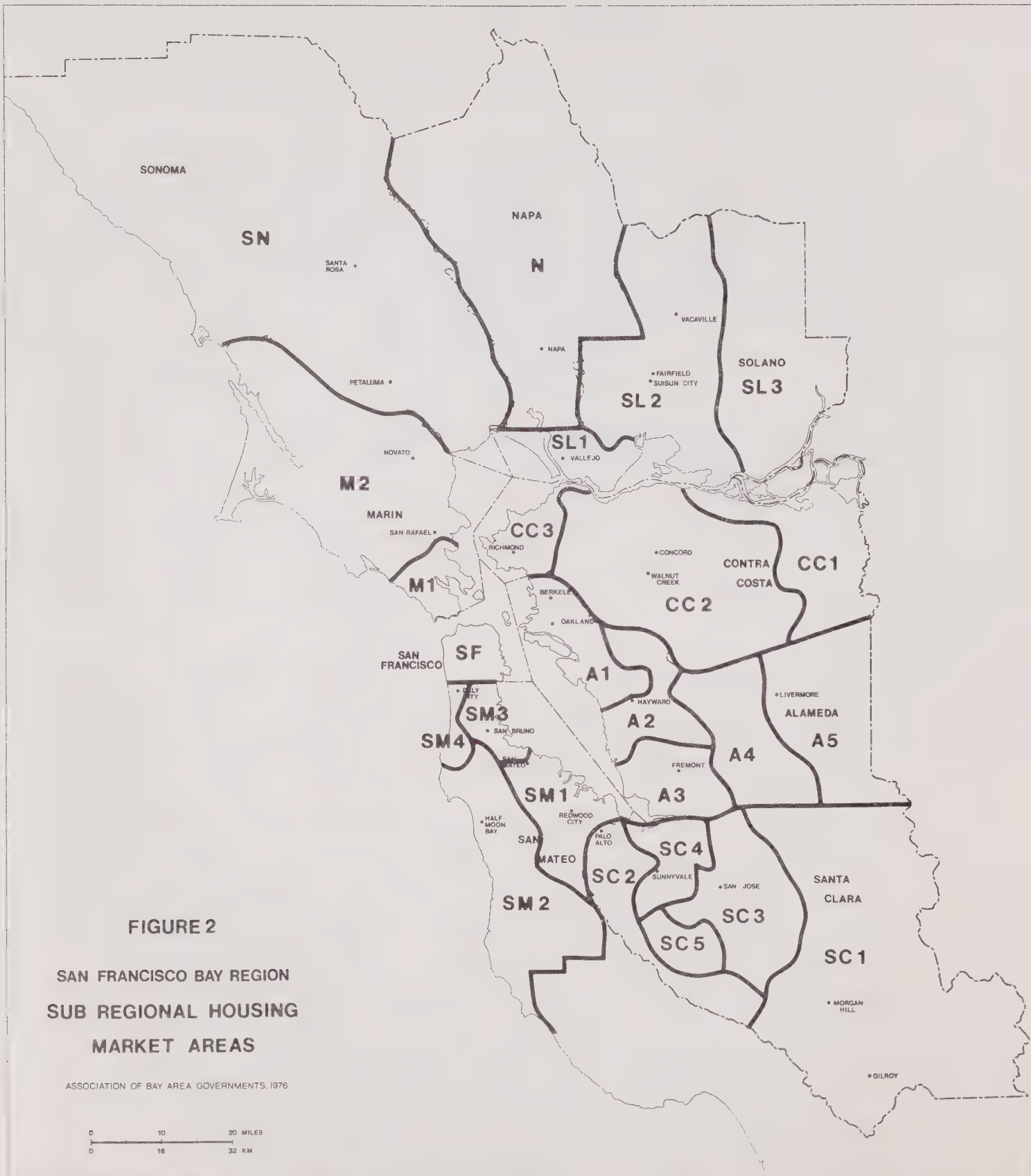




TABLE 2  
COMMUNITIES IN SUBREGIONAL HOUSING MARKET AREAS  
(\* unincorporated communities)

Alameda County

- A1 Alameda, Albany, Ashland\*, Berkeley, Castro Valley\*, Cherryland\*, Emeryville, Oakland, Piedmont, San Leandro, San Lorenzo\*
- A2 Hayward
- A3 Fremont, Newark, Union City
- A4 Dublin\*, Pleasanton
- A5 Livermore

Contra Costa County

- CC1 Antioch, Bethel Island\*, Brentwood, Oakley\*, Pittsburg, West Pittsburg\*
- CC2 Alamo\*, Concord, Clayton, Lafayette, Martinez, Moraga, Orinda\*, Pleasant Hill, San Ramon\*, Walnut Creek, Walnut Creek West\*
- CC3 Crockett\*, El Cerrito, Hercules, Kensington\*, Pinole, Richmond, Rodeo\*, San Pablo

Marin County

- M1 Belvedere, Corte Madera, Larkspur, Mill Valley, Sausalito, Tiburon
- M2 Fairfax, Novato, Ross, San Anselmo, San Rafael

Napa County

- N Calistoga, Napa, St. Helena, Yountville

San Francisco County

- SF San Francisco

San Mateo County

- SM1 Atherton, Belmont, East Palo Alto\*, Foster City, Hillsborough, Menlo Park, North Fair Oaks\*, Portola Valley, Redwood City, San Carlos, San Mateo, Woodside
- SM2 Half Moon Bay, Montara\*
- SM3 Brisbane, Burlingame, Colma, Millbrae, San Bruno, South San Francisco
- SM4 Daly City, Pacifica

Santa Clara County

- SC1 Gilroy, Morgan Hill
- SC2 Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford\*
- SC3 Alum Rock\*, Milpitas, San Jose
- SC4 Cupertino, Santa Clara, Sunnyvale
- SC5 Cambrian Park\*, Campbell, Los Gatos, Monte Sereno, Saratoga

Solano County

- SL1 Benicia, Vallejo
- SL2 Fairfield, Suisun City, Vacaville
- SL3 Dixon, Rio Vista

Sonoma County

- SN Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma

## COUNTY PROFILE

COUNTY: Alameda

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	1,037,761	1,055,053	1.7
Households	365,093	400,125	9.6
Owners	189,517	205,217	8.3
Renters	175,576	194,908	11.0
Housing Units	379,723	423,890	11.6
Median Home Value	\$ 23,709	\$ 40,920	72.6
Median Contract Rent	\$ 128	\$ 209	63.3
Median Household Income	\$ 9,204	\$ 12,222	32.8
Housing Problems			
% Overpaying Renters	21.8%	23.4%	
% Substandard Units	6.3%	7.1%	
% Overcrowded Units	6.3%	6.0%	
Total Employment (Jobs)	413,994	435,483	5.2

---

Alameda County is composed of five housing market areas. They range from a highly urbanized, built-up, area, as reflected by cities like Oakland and Berkeley, maturing suburbs such as Hayward, to rapidly growing new suburban areas in the southern portion of the county, typified by cities like Fremont, Pleasanton, and Livermore.

A very large portion of the region's total employment is contained in this county, but trends in job expansion in most of its market areas indicate that 1970-75 was a period of relatively slow employment growth, especially compared to other parts of the region like Sonoma or Santa Clara Counties.

Countywide trends depict this county as an area growing at a relatively slow rate. However, the suburbs in the southern portion of the county have grown quite rapidly, while older cities in the northern portion have grown at a very slow pace. Housing units increased faster than population or households.

Income and housing costs have increased at rates similar to those of the entire region. They are generally low, compared to regional medians. Market area A1 dominates countywide statistics because of its large size and concentration of poverty and housing problems. Southern county income and costs are quite close to or above regional figures.

Housing problems occur in proportions similar to those of regionwide occurrence. Most of the problems are concentrated in A1, however. Overpaying is the most severe form of housing problem in this county.



# MARKET AREA PROFILE (A1)

COUNTY: Alameda

COMMUNITIES: Alameda, Albany, Ashland, Berkeley, Castro Valley,  
Cherryland, Emeryville, Oakland, Piedmont, San Leandro,  
San Lorenzo

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	721,280	674,293	-6.5
Households	272,372	283,368	4.0
Owners	126,661	128,932	1.8
Renters	145,711	154,436	6.0
Housing Units	284,049	299,777	5.5
Median Home Value	\$ 23,421	\$ 41,524	77.3
Median Contract Rent	\$ 118	\$ 203	72.0
Median Household Income	\$ 8,318	\$ 11,208	34.7
Housing Problems			
% Overpaying Renters	25.1%	27.0%	
% Substandard Units	7.3%	8.7%	
% Overcrowded Units	5.9%	6.2%	
Total Employment (Jobs)	318,990	332,205	4.1

---

Housing market A1 is a large, established, urban area in the northern portion of the county. It contains major cities such as Oakland, Berkeley, and Alameda, as well as suburban areas like San Leandro and Castro Valley.

This area is the second largest employment center in the region and contains a variety of industries, commerce and services. Job expansion has been slower than the regional rate. There were about 50,000 more jobs than households in A1 in 1975.

Growth in A1 has been slow. Household population has decreased. Households and housing units have increased at rates slower than the regional average.

Median income is low, although there are pockets of very high income in some parts of Berkeley, Oakland, and the City of Piedmont. The cost of housing is comparatively low, but has increased slightly faster than the regional rate.

This area has a concentration of households with housing problems, especially overpaying renters. Most of the housing is old and quality of the stock is an important concern. All housing problems exhibited some percentage increase from 1970 to 1975.

# MARKET AREA PROFILE (A2)

COUNTY: Alameda

COMMUNITIES: Hayward

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	110,517	112,500	1.8
Households	34,307	36,491	6.4
Owners	20,533	19,486	-5.1
Renters	13,774	17,005	23.5
Housing Units	35,040	38,601	10.2
Median Home Value	\$ 22,906	\$ 41,525	81.3
Median Contract Rent	\$ 139	\$ 243	74.8
Median Household Income	\$ 10,361	\$ 12,343	19.1
Housing Problems			
% Overpaying Renters	15.1%	22.6%	
% Substandard Units	4.8%	5.4%	
% Overcrowded Units	7.6%	6.5%	
Total Employment (Jobs)	36,248	38,642	6.6

---

Housing market A2 is a medium-size, maturing suburban area in Central Alameda County. Almost all of this market area is contained within the city of Hayward.

As an employment center, A2 is relatively small. Employment growth has occurred at a below-average rate.

Growth in the area has been slow. Population, household, and housing unit increases have all been below regional rates.

Median income is below the region's, and has increased at a slow rate. Housing value has remained relatively low, while contract rent has become relatively high. The rates of increase for both types of housing costs have been high.

Substandard housing is starting to become a growing problem, while overcrowding has shown some signs of decrease. Overpaying is the largest problem and has had the most significant increase since 1970.



# MARKET AREA PROFILE (A3)

COUNTY: Alameda

COMMUNITIES: Fremont, Newark, Union City

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	139,656	173,746	24.4
Households	37,142	50,776	36.7
Owners	26,280	34,934	32.9
Renters	10,862	15,842	45.9
Housing Units	38,017	53,713	41.3
Median Home Value	\$ 24,211	\$ 38,907	60.7
Median Contract Rent	\$ 147	\$ 237	61.2
Median Household Income	\$ 12,145	\$ 14,462	19.1
Housing Problems			
% Overpaying Renters	11.4%	13.2%	
% Substandard Units	2.7%	2.7%	
% Overcrowded Units	9.6%	4.9%	
Total Employment (Jobs)	37,076	39,082	5.4

---

Housing market A3 is an medium-size area of new suburban development in the southern portion of the county. The major cities in this area include Fremont, Newark, and Union City.

This is a relatively small employment area characterized by fabrication and assembly industries such as machines, transporation, and metal products. Expansion of the employment base has been slow, compared to the regionwide trend.

Growth in A3 has been relatively fast. Population, households, and housing units have all increased much faster than the regional rates.

Income levels are in the middle ranges with the median increase since 1970 being relatively low. The cost of housing remained slightly low (especially for owner housing) and changed at the same rate as occurred regionwide.

Housing problems are minor in this area. Overpaying is the largest problem, but even that remains well below the regional average.

# MARKET AREA PROFILE (A4)

COUNTY: Alameda

COMMUNITIES: Dublin, Pleasanton

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	36,210	46,999	29.8
Households	9,512	14,645	54.0
Owners	7,500	10,984	46.5
Renters	2,012	3,661	82.0
Housing Units	10,247	15,514	51.4
Median Home Value	\$29,210	\$44,157	51.2
Median Contract Rent	\$ 145	\$ 213	46.2
Median Household Income	\$13,374	\$16,721	25.0
Housing Problems			
% Overpaying Renters	7.0%	4.9%	
% Substandard Units	1.3%	1.3%	
% Overcrowded Units	3.4%	5.1%	
Total Employment (Jobs)	7,707	8,122	5.4

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Housing market A4 is a small market area of very new suburban development in southern Alameda County. The major community in A4 is Pleasanton.

This is a very small employment center that has experienced a slow rate of growth. The large number of households compared to jobs indicates a high degree of commuting by residents to other parts of the region.

Relative growth in A4 has been the fastest of any market area in the region. Population, households, and housing units have all increased at dramatic rates.

Income in this area is among the highest in the region. Housing costs remained slightly below the regional medians and increased slower than regional rates.

Housing problems have been minor. Overpaying in A4 was proportionately lower than in any other market area. Substandard housing remains practically insignificant, while overcrowding has shown a slight increase.



# MARKET AREA PROFILE (A5)

COUNTY: Alameda

COMMUNITIES: Livermore

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	30,098	47,510	57.9
Households	11,760	14,845	26.2
Owners	8,543	10,881	27.4
Renters	3,217	3,964	23.2
Housing Units	12,370	16,285	31.7
Median Home Value	\$23,614	\$44,157	87.0
Median Contract Rent	\$ 135	\$ 244	80.7
Median Household Income	\$11,980	\$14,848	23.9
Housing Problems			
% Overpaying Renters	9.8%	11.0%	
% Substandard Units	1.5%	2.6%	
% Overcrowded Units	5.7%	6.5%	
Total Employment (Jobs)	13,973	17,432	24.7

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Housing market A5 is a small area of suburban development in the southern portion of the county centered around the City of Livermore.

This area has been a small employment center, but jobs have increased at more than twice the regional rate. Many of the jobs are related to research carried out at Lawrence Livermore Laboratories.

Growth in A5 has been quite fast. Population has shown an especially large increase, while households and housing units have increased above the regional average.

Income levels are above average. Housing value is about the same as the regional median. Contract rent is above the regional median. The rates of housing cost increase have been high.

Housing problems are relatively minor. Overpaying is the largest problem, but is still far below the regionwide percentage.

## COUNTY PROFILE

COUNTY: Contra Costa

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	551,502	564,576	2.4
Households	172,951	205,673	18.9
Owners	120,034	144,977	20.8
Renters	52,917	60,696	14.7
Housing Units	178,329	217,045	21.7
Median Home Value	\$ 25,796	\$ 45,854	77.8
Median Contract Rent	\$ 128	\$ 214	67.2
Median Household Income	\$ 11,474	\$ 14,548	26.8
Housing Problems			
% Overpaying Renters	12.0%	12.2%	
% Substandard Units	3.8%	3.5%	
% Overcrowded Units	5.4%	5.6%	
Total Employment (Jobs)	151,894	160,504	5.7

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Contra Costa County is composed of three distinct housing market areas. One reflects mixed urban and suburban development. Another is a very large area of new suburban growth. The third is an area of small scale urban and rural development.

There are many jobs in this county, but Contra Costa cannot be considered a major employer when compared to Alameda, San Francisco, and Santa Clara counties. Expansion of the job market in Contra Costa from 1970 to 1975 was relatively slow.

Overall growth in this county has been rapid. The central market area, CC2, accounts for most of the increases. The trends in CC1 and CC3 are more typical of other older and rural areas in the region.

Income and housing costs are generally close to regionwide figures. Market area CC2 is the wealthiest and most expensive of the three market areas. Increases in income, value, and rent have been close to regional trends.

Housing problems in this county are relatively minor and have remained stable. There is some concentration of problems in Market CC3. Overpaying is the major problem, but it is occurring in proportions far below those of most other counties.



# MARKET AREA PROFILE (CC1)

COUNTY: Contra Costa

COMMUNITIES: Antioch, Bethel Island, Brentwood, Oakley, Pittsburg,  
West Pittsburg

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	74,554	79,898	7.2
Households	23,464	28,465	21.3
Owners	16,343	20,216	23.7
Renters	7,121	8,249	15.8
Housing Units	24,692	30,104	21.9
Median Home Value	\$18,585	\$34,032	83.1
Median Contract Rent	\$ 84	\$ 150	78.6
Median Household Income	\$ 8,839	\$10,169	15.0
Housing Problems			
% Overpaying Renters	14.1%	11.2%	
% Substandard Units	4.9%	5.1%	
% Overcrowded Units	7.8%	9.7%	
Total Employment (Jobs)	23,511	23,753	1.0

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Housing market CC1 is a medium-size area that combines older rural development and small-scale urban development in the eastern portion of the county. Major communities in this area include Antioch, Brentwood, and Pittsburg.

This is a minor employment center that has a mixed orientation of heavy industry, manufacturing, and agriculture. Expansion of the employment base has been very slow.

Growth in CC1 has been slightly faster than regional trends. Households and housing units increased at practically the same pace.

Median income in CC1 is low when compared to those of the region and market areas in Contra Costa County. The increase in median income has been quite slow. Housing costs are among the lowest in the region, but their rates of increase have been relatively high.

Overpaying is a relatively small problem compared to regional figures. That appears inconsistent with trends that show such a difference between the increases in housing costs and income. The substantial increase in overcrowding suggests that more households may prefer to double up rather than pay higher rents.

## MARKET AREA PROFILE (CC2)

COUNTY: Contra Costa

COMMUNITIES: Alamo, Concord, Clayton, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, San Ramon, Walnut Creek, Walnut Creek West

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	290,477	316,516	9.0
Households	87,317	113,767	30.3
Owners	61,081	82,197	34.6
Renters	26,281	31,570	20.1
Housing Units	89,898	118,931	32.3
Median Home Value	\$ 31,217	\$ 55,447	77.6
Median Contract Rent	\$ 149	\$ 257	72.5
Median Household Income	\$ 13,168	\$ 17,866	35.7
Housing Problems			
% Overpaying Renters	9.8%	11.7%	
% Substandard Units	2.1%	1.7%	
% Overcrowded Units	3.6%	3.8%	
Total Employment (Jobs)	76,303	84,483	10.7

---

Housing market CC2 is a large, newer suburban area in the central portion of the county. Major communities include Concord, Lafayette, Pleasant Hill, and Walnut Creek. Some older development in the northern section of this market is typified by the city of Martinez.

This market is a large employment center whose growth keeps pace with the job expansion rate of the region. Most of the jobs are related to commercial business and services.

Growth in CC2 has been very fast. Population, household and housing unit increases have been double the regional trends.

Income and housing costs in this area are very high. In 1975, CC2 had the highest median income of all market areas in the region. Rents and home values have also remained among the highest in the region.

Housing problems are relatively minor compared to most other areas. Overpaying has become a more important problem, but it remains well below the percentages of other large market areas.



# MARKET AREA PROFILE (CC3)

COUNTY: Contra Costa

COMMUNITIES: Crockett, El Cerrito, Hercules, Kensington, Pinole, Richmond, Rodeo, San Pablo

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	186,471	168,162	-9.8
Households	62,170	63,441	2.0
Owners	42,610	42,564	-0.1
Renters	19,515	20,877	7.0
Housing Units	63,739	68,010	6.7
Median Home Value	\$ 23,557	\$ 37,684	60.0
Median Contract Rent	\$ 116	\$ 182	56.9
Median Household Income	\$ 10,114	\$ 12,191	20.5
Housing Problems			
% Overpaying Renters	14.2%	13.5%	
% Substandard Units	5.9%	6.1%	
% Overcrowded Units	7.1%	7.0%	
Total Employment (Jobs)	52,080	52,268	0.4

---

Housing market CC3 is a medium size area in western Contra Costa County characterized by a mixture of older urban development and small towns along the coast of San Pablo Bay and the Carquinez Straits. Major communities include El Cerrito, Pinole, Richmond, and San Pablo.

This is a relatively small employment area that contains important centers of warehousing, retail shopping, oil refineries, and port facilities. Expansion of the employment base has been very slow.

Growth in CC3 is similar to that of other urban areas. There was a net decrease in population while households and housing units increased at rates well below those of the region.

Median income and housing costs have remained below regional figures. Increases in both have also been slower than the regionwide change.

Substandard housing and overcrowding problems occur at slightly above the regional percentages and have shown very little change from 1970 to 1975. Overpaying has remained stable and is below the regionwide figure. That may be partially accounted for by the relatively low and stable housing cost situation.

## COUNTY PROFILE

COUNTY: Marin

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	198,717	210,095	5.7
Households	67,606	79,252	17.2
Owners	40,835	43,861	7.4
Renters	26,427	35,391	33.9
Housing Units	70,570	84,160	19.3
Median Home Value	\$ 33,844	\$ 57,925	71.2
Median Contract Rent	\$ 160	\$ 269	68.1
Median Household Income	\$ 12,171	\$ 15,047	23.6
Housing Problems			
% Overpaying Renters	16.3%	21.7%	
% Substandard Units	3.7%	4.8%	
% Overcrowded Units	3.5%	4.7%	
Total Employment (Jobs)	51,380	54,868	6.8

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Marin County is composed of two similar housing market areas. Both are of suburban nature, with the southern market area, M1, having higher income and housing costs.

This county does not offer a large number of jobs and the rate of employment expansion has been relatively slow. Marin has maintained the role of a bedroom community supplying highly skilled and professional employees to the major job centers in San Francisco and the East Bay.

Marin County grew at a rate just slightly above the regional trends from 1970 to 1975. The northern market area, M2, showed the larger growth.

Income and housing costs in this county are very high. Among the nine counties, Marin is the wealthiest and the most expensive to live in.

Housing problems are minor in Marin. Because of the high cost of housing, overpayment is the most severe problem and an issue of growing concern.

# MARKET AREA PROFILE (M1)

COUNTY: Marin

COMMUNITIES: Belvedere, Corte Madera, Larkspur, Mill Valley, Sausalito, Tiburon

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	71,730	72,558	1.2
Households	25,720	29,450	14.5
Owners	15,960	16,669	4.4
Renters	9,629	12,781	32.7
Housing Units	26,505	30,420	14.8
Median Home Value	\$38,097	\$60,650	59.2
Median Contract Rent	\$ 183	\$ 277	51.4
Median Household Income	\$12,841	\$16,654	29.7
Housing Problems			
% Overpaying Renters	15.6%	21.1%	
% Substandard Units	3.1%	4.4%	
% Overcrowded Units	2.5%	4.4%	
Total Employment (Jobs)	17,860	19,394	8.6

---

Housing market M1 is a small market area composed of small middle- and upper-income communities like Mill Valley, Sausalito, and Tiburon. Marin City is an isolated area of low-income households.

This area employs a small number of people and expansion has been below the regionwide job growth rate. Many employed residents commute to San Francisco and the East Bay.

Growth in M1 has been similar to regional trends. Household population has increased quite a bit less than the regionwide figure, while household and housing unit growth has only been slightly below the regional increases.

Median income in M1 is among the highest in the region. This market area has the highest proportion of households with incomes of \$25,000 or more. Housing costs are the highest in the region, but have increased slightly below regional rates.

Housing problems are below the regional average. Overpaying has become a more severe problem. Substandard housing and overcrowding have also increased. A relatively high portion (20.6%) of the housing was built before 1939. Increased overcrowding may be partially due to the high cost of housing in this area.



## MARKET AREA PROFILE (M2)

COUNTY: Marin

COMMUNITIES: Fairfax, Novato, Ross, San Anselmo, San Rafael

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	126,987	137,537	8.3
Households	41,886	49,802	16.5
Owners	24,875	27,192	9.3
Renters	16,798	22,610	34.6
Housing Units	44,065	58,740	22.0
Median Home Value	\$ 32,274	\$ 54,680	69.4
Median Contract Rent	\$ 150	\$ 261	74.0
Median Household Income	\$ 11,822	\$ 14,453	22.3
Housing Problems			
% Overpaying Renters	16.7%	22.5%	
% Substandard Units	4.0%	5.1%	
% Overcrowded Units	4.0%	4.9%	
Total Employment (Jobs)	33,520	35,474	5.8

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Housing market M2 is a medium-size suburban area characterized by communities like San Rafael and Novato.

This area is a relatively minor employment center that has shown a slow rate of job expansion. The new use of Hamilton Air Force Base has been an important issue in this regard.

Growth has been relatively fast. Population, households, and housing units have all increased faster than the regional trends.

Incomes are high, although not quite as high as those in market area M1. The increase in median income was lower than the regional increase in median income. Housing costs are among the highest in the region and the increases were above the regional trends.

Housing problems in this area are comparable to the regional average. Overpaying has been an especially important problem. Substandard housing and overcrowding are growing problems.

# COUNTY/MARKET AREA PROFILE (NAPA)

COUNTY: Napa

COMMUNITIES: Calistoga, Napa, St. Helena, Yountville

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	73,258	84,484	15.3
Households	25,098	31,664	26.2
Owners	16,888	22,766	34.8
Renters	8,210	8,898	8.4
Housing Units	26,791	33,868	26.4
Median Home Value	\$21,382	\$38,388	79.5
Median Contract Rent	\$ 106	\$ 179	68.9
Median Household Income	\$ 9,178	\$11,864	29.3
Housing Problems			
% Overpaying Renters	12.9%	14.3%	
% Substandard Units	5.0%	4.8%	
% Overcrowded Units	6.7%	6.7%	
Total Employment (Jobs)	24,886	29,487	18.5

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As a medium-size county/housing market area, Napa County contains a variety of development. Most of the area is rural, but the City of Napa is an important urban center for the county.

Napa is a relatively minor employment center in the region, but job expansion was almost double that of the region's rates.

Growth in Napa has been rapid. Household population increased more than three times faster than the regional rate. Household and housing unit increases were almost twice the regional rates.

Median income and housing cost in Napa has remained below the regionwide medians.

Housing problems in Napa occur slightly below regional figures and have remained stable. Overpaying is the most severe problem, but its percentage in Napa is much less than the regional percentage.

# COUNTY/MARKET AREA PROFILE (SF)

COUNTY: San Francisco

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	690,921	644,242	-6.8
Households	295,147	298,605	1.2
Owners	96,900	97,047	0.2
Renters	198,247	201,558	1.7
Housing Units	310,383	316,987	2.1
Median Home Value	\$ 28,163	\$ 49,107	74.4
Median Contract Rent	\$ 129	\$ 224	73.6
Median Household Income	\$ 7,610	\$ 10,236	34.5
Housing Problems			
% Overpaying Renters	30.9%	37.1%	
% Substandard Units	12.9%	12.7%	
% Overcrowded Units	6.7%	5.8%	
Total Employment (Jobs)	455,480	496,790	9.1

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San Francisco is the oldest and most urban market area in the region. Almost all vacant land has been consumed so there is little space for new construction, except in the form of redevelopment of existing deteriorated areas.

This market is the largest employment center in the region. Job expansion has been similar to the region's job growth rate.

Overall growth has been slow, typical of most central cities. There has been a net decrease in household population--a continuation of a trend that began in the 1950's. The numbers of households and housing units have increased, but at rates far below statewide trends.

Income levels are quite low. Housing costs are relatively high. That is an obvious reflection of the concentration of urban poor that live in the midst of a high demand market for housing. The increase in housing costs in San Francisco has been faster than the regional housing cost increase.

Housing problems are substantial. Overpaying is by far the most severe problem. Most of the housing in San Francisco is quite old and condition of the stock is a major concern. Neighborhood revitalization is becoming quite popular. As household size declines, overcrowding problems are showing a marked decline.



## COUNTY PROFILE

COUNTY: San Mateo

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	549,442	567,098	3.2
Households	185,028	209,968	13.5
Owners	113,848	119,527	5.0
Renters	71,180	90,441	27.1
Housing Units	190,147	219,464	15.4
Median Home Value	\$ 30,469	\$ 50,610	66.1
Median Contract Rent	\$ 153	\$ 257	70.0
Median Household Income	\$ 11,817	\$ 14,786	25.1
Housing Problems			
% Overpaying Renters	16.2%	20.5%	
% Substandard Units	3.5%	4.4%	
% Overcrowded Units	4.8%	4.8%	
Total Employment (Jobs)	210,680	225,759	7.2

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San Mateo County is composed of four housing market areas. Three have a suburban character and one has a rural orientation, along the western San Mateo coast.

Despite its predominantly suburban nature, this county has a large employment base that has grown at a rate slightly below the regionwide trend.

Overall growth has been similar to regional trends. Most of the 1970-75 growth occurred in the northern portion of the county, in market areas SM3 and SM4.

Income and housing costs are above regional medians and generally high when compared to other counties. Rates of increase for these factors are about average.

Housing problems are minor in San Mateo County and probably concentrated in a few of the poorer communities. Overpaying is the most severe housing problem.

# MARKET AREA PROFILE (SM1)

COUNTY: San Mateo

COMMUNITIES: Atherton, Belmont, East Palo Alto, Foster City, Hillsborough, Menlo Park, North Fair Oaks, Portola Valley, Redwood City, San Carlos, San Mateo, Woodside

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	293,193	294,482	0.4
Households	101,933	114,173	12.0
Owners	58,989	61,996	5.2
Renters	42,944	52,177	21.5
Housing Units	104,125	117,775	13.1
Median Home Value	\$ 33,243	\$ 57,908	74.2
Median Contract Rent	\$ 158	\$ 266	68.3
Median Household Income	\$ 11,932	\$ 15,033	26.0
Housing Problems			
% Overpaying Renters	17.6%	22.3%	
% Substandard Units	3.0%	4.0%	
% Overcrowded Units	3.9%	4.9%	
Total Employment (Jobs)	108,734	114,896	5.7

---

Housing market SM1 is a large, maturing, suburban area which includes communities like Menlo Park, Redwood City and San Mateo in the southern portion of the county. There is a scattering of upper-income communities such as Atherton, Hillsborough and Woodside.

This area is one of the larger employment centers in the region. The jobs are diversified among commercial, service, and government related industries. Job expansion, occurred at about half the regional rate.

Growth in SM1 has been relatively slow. There was hardly any increase in household population. Households and housing units have increased at rates slower than those of the region. There has been a large increase in renter households.

Income in this area remains fairly high, but housing costs are also among the highest in the region. There has been a large increase in rental households

Housing problems are minor, but growing. Overpaying is the most severe problem. There have been slight increases in the percentages of substandard housing and overcrowding.

# MARKET AREA PROFILE (SM2)

COUNTY: San Mateo

COMMUNITIES: Half Moon Bay, Montara

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	11,917	12,668	6.3
Households	3,587	4,021	12.1
Owners	2,414	2,901	20.2
Renters	1,173	1,120	-4.5
Housing Units	4,042	4,681	15.8
Median Home Value	\$24,726	\$51,590	108.6
Median Contract Rent	\$ 123	\$ 234	90.2
Median Household Income	\$11,114	\$13,870	24.8
Housing Problems			
% Overpaying Renters	3.5%	11.5%	
% Substandard Units	2.9%	3.6%	
% Overcrowded Units	3.1%	12.2%	
Total Employment (Jobs)	3,175	3,319	4.5

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Housing market SM 2 is an older, sparsely populated area with a rural orientation along the southwestern coastal portion of the county. All the communities in this area are very small, with Half Moon Bay being the largest.

This is a very small employment center which focuses its jobs in service, tourist, and agricultural related industries. The job expansion rate has been relatively low.

Growth in SM2 has been similar to the regionwide trends. Household population growth has been slightly faster than the regional trend. Household and housing unit increases have been quite close to the regional rates.

Household income remains slightly above the regional median. Housing costs exhibited a tremendous increase between 1970 and 1975. This was probably due to the impact of new development that has occurred in Half Moon Bay. Comparison of income and housing cost increases point to an alarming gap that has developed between those two important factors.

Large increases in housing problems are indicated, but the small size of this market area makes the results of the estimation technique somewhat questionable. The figures are not considered reliable.



# MARKET AREA PROFILE (SM3)

COUNTY: San Mateo

COMMUNITIES: Brisbane, Burlingame, Colma, Millbrae, San Bruno, South San Francisco

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	144,290	152,581	5.7
Households	48,971	54,858	12.0
Owners	32,686	32,037	-2.0
Renters	16,285	22,821	40.1
Housing Units	49,876	58,723	17.7
Median Home Value	\$ 30,391	\$ 48,699	60.2
Median Contract Rent	\$ 149	\$ 234	57.0
Median Household Income	\$ 11,829	\$ 14,811	25.2
Housing Problems			
% Overpaying Renters	14.3%	19.2%	
% Substandard Units	5.0%	5.2%	
% Overcrowded Units	5.2%	4.5%	
Total Employment (Jobs)	84,565	92,201	9.0

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Housing market SM3 is a medium-sized area that combines old and new suburban development in the northeastern portion of the county. Major communities include Burlingame, San Bruno, and South San Francisco.

This is a large employment center with many basic industrial activities, warehousing, retail shopping, and activities related to the S. F. International Airport. The number of jobs has expanded at a rate just below the regional trend.

Growth in SM3 has been fairly close to regional rates. The net increase in households has been composed entirely of renters.

Income levels can be described as middle-class, as the area's median has remained above the region's median. Housing costs have also remained high.

Housing problems are relatively minor. Overpaying appears to be an issue of growing significance, however. Overcrowding is a problem that has decreased.

# MARKET AREA PROFILE (SM4)

COUNTY: San Mateo

COMMUNITIES: Daly City, Pacifica

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	100,042	107,367	7.3
Households	30,537	36,916	20.9
Owners	32,104	22,593	14.3
Renters	10,778	14,323	32.9
Housing Units	32,104	38,285	19.3
Median Home Value	\$ 25,529	\$ 43,227	69.3
Median Contract Rent	\$ 154	\$ 256	66.2
Median Household Income	\$ 11,599	\$ 14,270	23.0
Housing Problems			
% Overpaying Renters	15.9%	17.8%	
% Substandard Units	3.3%	4.2%	
% Overcrowded Units	7.2%	4.9%	
Total Employment (Jobs)	14,206	15,343	8.0

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Housing market SM4 is an example of a maturing suburban area where some new growth is still occurring in the northwest portion of the county. The two important cities in this area are Daly City and Pacifica.

As an employment center, SM4 contains a very small portion of the region's jobs. The rate of increase in employment has been slightly below the regional rate. SM4 does have a very large number of residents who commute to San Francisco to work, and thus functions as a "bedroom community".

Overall growth in SM4 has been faster than the regional trends.

This area maintains a middle class character in terms of income levels. Housing costs are very close to regional medians, although contract rents are high.

Housing problems in SM4 are minor, with overpaying being the most severe problem. Overcrowding has become somewhat less of a problem.

# COUNTY PROFILE

COUNTY: Santa Clara

	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	1,041,300	1,153,647	10.8
Households	322,782	401,176	24.2
Owners	199,177	244,279	22.6
Renters	123,605	156,897	27.0
Housing Units	336,192	423,904	26.1
Median Home Value	\$ 27,325	\$ 43,020	57.4
Median Contract Rent	\$ 148	\$ 236	59.5
Median Household Income	\$ 11,280	\$ 14,250	28.7
Housing Problems			
% Overpaying Renters	17.2%	17.9%	
% Substandard Units	3.7%	3.7%	
% Overcrowded Units	6.3%	5.8%	
Total Employment (Jobs)	409,763	507,938	24.0

Santa Clara County, largest of the nine Bay Area counties, is composed of five housing market areas. One is urban/suburban, containing the City of San Jose. Three are of suburban character. One is predominantly rural, but is rapidly gaining a suburban character because of recent growth. This is a fast growing county where many development issues are being debated.

This county now has the largest employment base in the region. The job growth rate from 1970 to 1975 was very high. The location of jobs and housing has had a major effect on commuting patterns. Most of the jobs are concentrated in the northern portion of the county in three of the market areas, SC2, SC3, and SC4.

Growth in Santa Clara has been very rapid--far above the regional trends. The bulk of the increases are occurring in the central and northern areas, but the fastest rate of growth is occurring in the southern market area, SC1.

Countywide, income is above the regional median. The income level is about average when compared to other suburban counties like Contra Costa and San Mateo. Housing costs are slightly low when compared to other suburban areas and their rates of increase have also been low.

Housing problems in this county are relatively minor and the extent of the problems has been stable from 1970 to 1975. Overpaying is the most severe problem, but its incidence is low compared to regionwide figures.



# MARKET AREA PROFILE (SC1)

COUNTY: Santa Clara

COMMUNITIES: Gilroy, Morgan Hill

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	31,582	38,736	22.6
Households	8,898	11,795	32.6
Owners	6,264	7,391	18.0
Renters	2,634	4,404	67.2
Housing Units	9,426	13,225	40.3
Median Home Value	\$24,037	\$44,750	86.2
Median Contract Rent	\$ 100	\$ 163	63.0
Median Household Income	\$ 8,928	\$12,077	35.3
Housing Problems			
% Overpaying Renters	7.6%	15.6%	
% Substandard Units	4.1%	4.6%	
% Overcrowded Units	8.3%	10.1%	
Total Employment (Jobs)	10,764	16,299	51.4

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Housing market SC1 is a small market area of older rural development and newer suburban growth. Its major communities are Gilroy and Morgan Hill. Most of the new development has occurred in the corridor between these cities, northward toward San Jose along Highway 101.

This area is a very small employment center in the region, but it has shown very rapid job expansion between 1970 and 1975.

Trends indicate that SC1 is one of the fastest growing market areas in the region. The population growth rate here was more than four times faster than the regional growth rate. Household and housing unit increases were more than double the regional increases.

Because SC1 has historically been an agricultural area, the income level has generally been low. The influx of suburban development in the northern portion of the area may be bringing in more middle-income households. Median income in SC1 increased slightly to a level near the regionwide median.

High increases in housing problems are indicated, but the small size of this market area makes the results of the estimation technique somewhat questionable. The figures are not considered reliable.

# MARKET AREA PROFILE (SC2)

COUNTY: Santa Clara

COMMUNITIES: Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	162,554	161,744	-0.5
Households	57,458	65,432	13.9
Owners	29,605	31,931	7.9
Renters	27,853	33,501	20.3
Housing Units	59,719	68,800	15.2
Median Home Value	\$ 35,377	\$ 51,706	46.2
Median Contract Rent	\$ 159	\$ 236	48.4
Median Household Income	\$ 12,067	\$ 15,179	25.8
Housing Problems			
% Overpaying Renters	21.8%	25.4%	
% Substandard Units	3.9%	4.7%	
% Overcrowded Units	4.1%	5.0%	
Total Employment (Jobs)	106,931	117,402	9.8

Housing market SC2 is a medium size area made up of maturing, suburban cities like Mountain View and Palo Alto and newer high-income communities like Los Altos and Los Altos Hills. The relationship of job and housing growth is a critical issue in this market area.

This market is one of the major employment centers of the region and it attracts many commuters from other market areas. There are almost twice as many jobs as there are households. The increase in employment has been similar to that of the region as a whole.

Trends indicate that growth has been atypical of most market areas. Household population has experienced a net decrease, which is characteristic of most central cities. Household and housing units increases, on the other hand, have been similar to trends in other suburban areas.

Income and housing costs have remained relatively high in SC2. However, the rates of increase for value, rent, and income have been below the rates for the entire region.

The occurrence of housing problems in this market area are typical of most markets in the region. Substandard housing and overcrowding are not major problems. Renter overpaying is substantial and exists in a proportion more characteristic of central cities than suburban communities.

# MARKET AREA PROFILE (SC3)

COUNTY: Santa Clara

COMMUNITIES: Alum Rock, Milpitas, Rancho Rinconada, San Jose

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	530,429	616,111	16.1
Households	158,235	203,653	28.7
Owners	102,060	130,440	27.8
Renters	56,175	73,213	30.3
Housing Units	165,095	210,108	27.3
Median Home Value	\$ 26,587	\$ 36,352	36.7
Median Contract Rent	\$ 133	\$ 182	36.8
Median Household Income	\$ 10,853	\$ 14,129	30.2
Housing Problems			
% Overpaying Renters	17.1%	15.1%	
% Substandard Units	4.2%	3.3%	
% Overcrowded Units	7.7%	5.4%	
Total Employment (Jobs)	156,436	191,516	22.4

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Housing market SC3 is a very large market area dominated by the City of San Jose -- a very fast growing, major urban center in the southern portion of the Bay Area. It comprises the eastern portion of the Santa Clara Valley and also includes smaller suburban communities like Milpitas and Alum Rock.

This market is one of the major employment centers of the region. Jobs have expanded at a rate similar to the regionwide expansion of the employment base.

Trends indicate very fast growth occurring in this market area. Household population increased by more than three times the regional rate. Households and housing units increased almost twice as fast as regionwide trends.

Income in this area can be characterized as low- to middle-class. Housing costs have remained relatively low. This area recorded one of the lowest rates of housing cost increase of any of the market areas.

Housing problems in this market area are minor. That is not surprising considering the newness of the housing stock, relatively low housing cost and consistent increase in household incomes.



# MARKET AREA PROFILE (SC4)

COUNTY: Santa Clara

COMMUNITIES: Cupertino, Santa Clara, Sunnyvale

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	228,931	236,592	3.3
Households	71,152	86,092	21.0
Owners	42,210	50,493	19.6
Renters	28,942	35,599	23.0
Housing Units	74,457	91,521	22.9
Median Home Value	\$ 27,357	\$ 51,706	89.0
Median Contract Rent	\$ 152	\$ 284	86.8
Median Household Income	\$ 11,773	\$ 14,789	25.6
Housing Problems			
% Overpaying Renters	16.3%	20.1%	
% Substandard Units	2.5%	3.7%	
% Overcrowded Units	5.1%	5.4%	
Total Employment (Jobs)	107,766	150,408	39.6

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Housing market SC4 is a medium-sized market area composed of new suburban communities like Cupertino, Santa Clara, and Sunnyvale in the northern portion of the Santa Clara Valley. The relationship of job and housing growth is a critical issue in this market area.

This area is a major employment center in the region. Job expansion has occurred at a very high rate. Comparison of figures for total employment and employed residents show that there is a substantial amount of in-commuting from other market areas to SC4.

Trends indicate that growth in SC4 been slightly faster than the regional trend. Household population growth has been relatively slow, but household and housing unit increases have been relatively high.

Income levels place this area in the category of most middle-class areas. Housing costs have remained relatively high. The increases in value and rent were above the regionwide rates.

Housing problems are relatively small. Overpaying is the most severe problem, which probably reflects a fairly large increase in median contract rent. Substandard units have increased somewhat, but SC4's percentage remains well below the regionwide figure.

# MARKET AREA PROFILE (SC5)

COUNTY: Santa Clara

COMMUNITIES: Cambrian Park, Campbell, Los Gatos, Monte Sereno, Saratoga

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	87,804	100,464	14.4
Households	27,127	34,204	26.1
Owners	19,110	23,980	25.5
Renters	7,920	10,224	29.1
Housing Units	27,495	34,844	26.7
Median Home Value	\$ 31,471	\$ 55,093	75.1
Median Contract Rent	\$ 147	\$ 252	71.4
Median Household Income	\$ 12,014	\$ 17,006	41.5
Housing Problems			
% Overpaying Renters	13.2%	18.9%	
% Substandard Units	4.1%	4.9%	
% Overcrowded Units	5.7%	7.1%	
Total Employment (Jobs)	27,866	32,313	15.6

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Housing market SC5 is a medium-size market area characterized by new, upper-income, suburban, communities like Campbell, Los Gatos, and Saratoga. It comprises the southwestern portion of the Santa Clara valley.

This market is a minor employment center in the region that has been growing at an above average rate, compared to regional job expansion. There is probably a strong pattern of out-commuting among employed residents to other market areas in the county.

Growth in SC5 show relatively high increases in population, households and housing units.

Income levels characterize this area as wealthy. In 1975, SC5's median income was the second highest of any market area in the region. Housing costs have also remained very high. The increases in value and rent have been above regional trends.

Housing problems are generally minor in SC5. The most prevalent problem is overpaying, but that figure is below the regional percentage of overpaying renter households. Overcrowding has increased notably. The high cost of housing may have some impact on that problem.

## COUNTY PROFILE

COUNTY: Solano

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	160,577	179,214	11.6
Households	51,120	63,516	24.2
Owners	29,216	35,730	22.3
Renters	21,904	27,786	26.9
Housing Units	53,460	67,263	25.8
Median Home Value	\$ 18,775	\$ 32,875	75.1
Median Contract Rent	\$ 113	\$ 152	34.5
Median Household Income	\$ 8,832	\$ 11,163	26.4
Housing Problems			
% Overpaying Renters	16.2%	18.9%	
% Substandard Units	4.1%	4.9%	
% Overcrowded Units	5.7%	7.1%	
Total Employment (Jobs)	47,850	51,661	8.0

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Solano County is composed of three housing market areas. One is an older urban area containing the City of Vallejo. Another is a rapidly growing area with new suburban development, as in Fairfield. The third is small and of rural character.

This county offers a relatively small number of jobs and employment did not expand rapidly between 1970 and 1975.

Overall growth in Solano County has been fast. As other portions of the region are becoming built-up and more costly to develop, this area has been receiving pressure to grow. Expansion is especially strong along the corridor surrounding Interstate Highway 80.

Income and housing costs remain comparatively low in this county and all of its market areas. Increases have not been particularly fast, either, when compared to regional trends. The rural character of this county has probably had some impact on this situation.

Housing problems have increased in this county, but not to the proportions found in the older, urban areas.



# MARKET AREA PROFILE (SL1)

COUNTY: Solano

COMMUNITIES: Benicia, Vallejo

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	78,209	81,167	3.8
Households	26,565	30,519	14.9
Owners	15,565	17,823	13.8
Renters	11,000	12,696	15.4
Housing Units	27,669	32,313	16.8
Median Home Value	\$18,161	\$32,112	76.8
Median Contract Rent	\$ 100	\$ 146	46.0
Median Household Income	\$ 8,966	\$11,104	23.8
Housing Problems			
% Overpaying Renters	16.1%	17.5%	
% Substandard Units	5.1%	6.0%	
% Overcrowded Units	7.2%	6.7%	
Total Employment (Jobs)	27,463	27,785	1.2

---

Housing market SL1 is an older medium-sized urban area, dominated by the cities of Vallejo and Benicia. It comprises the southwestern tip of Solano County, fronting San Pablo Bay and the Carquinez Straits.

This is a minor employment center in the region that has experienced very slow expansion of its employment base. Mare Island naval shipyard is an important employer in this area.

Growth in SL1 has been quite similar to regional trends. The owner/renter proportions have remained stable.

Income and housing costs have remained comparatively low. This is to be expected, however, as the generally rural character of Solano County would have some effect on changes in economic factors. Vallejo is characteristic of older, central cities of the region and has a concentration of poverty.

Housing problems in SL1 have remained fairly stable -- in proportions similar to regionwide figures. Overpaying is the largest problem. Substandard units have increased slightly as much of the housing (22.3% built before 1940) is old.

## MARKET AREA PROFILE (SL2)

COUNTY: Solano

COMMUNITIES: Fairfield, Suisun City, Vacaville

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	70,532	86,291	22.3
Households	20,701	28,881	39.5
Owners	10,845	15,191	40.1
Renters	9,856	13,690	38.9
Housing Units	21,719	30,336	39.7
Median Home Value	\$19,607	\$34,122	79.0
Median Contract Rent	\$ 128	\$ 161	25.8
Median Household Income	\$ 8,703	\$11,530	32.5
Housing Problems			
% Overpaying Renters	18.1%	21.2%	
% Substandard Units	3.1%	3.6%	
% Overcrowded Units	3.9%	6.6%	
Total Employment (Jobs)	16,932	19,354	14.3

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Housing market SL2 is medium-size market area that combines rural development with new suburban growth in central Solano County. Major communities include Fairfield and Vacaville. The existence of Interstate Highway 80 to Sacramento is a major influence on development patterns.

This is very small employment center of the region. Job expansion has occurred at a rate slightly above that of the region as a whole.

Trends indicate very rapid growth in this market area. Household population has grown more than four times faster than the regional rate. Households and housing units have increased almost three times faster than regional rates.

As is characteristic for all market areas in Solano County, income and housing costs in SL2 are below those of most of the region. The increase in rent was especially slow.

Overpaying is the most severe housing problem in this market area. Overcrowding has shown a significant increase. Substandard housing is a relatively minor problem -- probably a reflection of the small portion of housing units built before 1950.

# MARKET AREA PROFILE (SL3)

COUNTY: Solano

COMMUNITIES: Dixon, Rio Vista

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	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	11,836	11,756	-0.7
Households	3,854	4,116	6.8
Owners	2,806	2,716	-3.2
Renters	1,048	1,399	33.5
Housing Units	4,072	4,614	13.3
Median Home Value	\$18,597	\$31,383	68.8
Median Contract Rent	\$ 96	\$ 121	26.0
Median Household Income	\$ 8,649	\$ 9,750	12.7
Housing Problems			
% Overpaying Renters	7.2%	13.1%	
% Substandard Units	2.8%	5.8%	
% Overcrowded Units	5.1%	13.9%	
Total Employment (Jobs)	3,455	4,522	30.9

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Housing market SL3 is a very small market area of rural character in eastern Solano County. It's major communities are Dixon and Rio Vista.

As an employment center, SL3 is very small. Job expansion has been high compared to the regional growth rate. Most employment patterns will be affected by the changes in the agricultural industry of this area.

Trends indicate this market to be growing below the regional rate. It has experienced a minor decrease in household population. The increase in households and housing units has been below the regional trends.

Income in this area is very low. The 1970-75 increase in median income for SL3 was the lowest of any market area in the region. Housing costs are relatively low. Increases in housing value were close to the regional trend, while rents remained quite low.

Large increases in housing problems are indicated, but the small size of this market area makes the results of the estimation technique somewhat questionable. The figures are not considered reliable.



# COUNTY/MARKET AREA PROFILE (SN)

COUNTY: Sonoma

COMMUNITIES: Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma

	<u>1970</u>	<u>1975</u>	<u>% Change</u>
Household Population	197,953	243,237	22.9
Households	67,861	91,797	35.3
Owners	43,678	56,293	28.9
Renters	24,183	35,504	46.8
Housing Units	77,214	102,879	33.2
Median Home Value	\$ 21,131	\$ 38,427	81.8
Median Contract Rent	\$ 105	\$ 146	39.0
Median Household Income	\$ 8,029	\$ 10,596	32.0
Housing Problems			
% Overpaying Renters	16.0%	17.0%	
% Substandard Units	8.0%	4.5%	
% Overcrowded Units	6.5%	1.4%	
Total Employment (Jobs)	58,536	77,510	32.4

Sonoma County has within it facets of all types of growth. Urban development is concentrated around the City of Santa Rosa. Much suburban development surrounds that city and extends south along the Santa Rosa plain toward Petaluma. The urban-suburban concentration is surrounded by rural development of various kinds, including vacation and "second home" communities near the Russian River and along the Sonoma County Coast.

This area has been a minor employment center in the region, but has experienced very rapid expansion of the employment base.

Growth in this area has been very rapid. Population growth was four times the regional rate. Households and housing units increased more than double the regional rate. Sonoma is the fastest growing county in the region.

Income and housing costs have remained below regionwide figures. Housing value has substantially increased, while rents have gone up at a rate somewhat below that of the regional trend.

Housing problems seem to have eased between 1970 and 1975. That was especially true for substandard housing and overcrowding. Overpaying still remains the most severe housing problem, but Sonoma County's percentage remains well below the regional figure.

## REPORT FOOTNOTES

- <sup>1</sup>see: Estimates of Housing Needs: San Francisco Bay Area, 1970, Association of Bay Area Governments (October 1973), and Second Estimate of Bay Area Housing Need, 1970, Association of Bay Area Governments (September 1975).
- <sup>2</sup>Provisional Series 3 Projections, Association of Bay Area Governments, March 2, 1977 (and subsequent editions).
- <sup>3</sup>Note that inflation has not been accounted for (i.e., the figures are not in constant dollars).
- <sup>4</sup>"Lower-income households" are defined as households with incomes that do not exceed 80% of the median household income for the households' respective Standard Metropolitan Statistical Area. The figures in this report were developed by ABAG staff using that definition, however, they may not be the precise figures used by HUD. This concept is defined in the Housing and Community Development Act of 1974, Title II, Section 8 (f)(1).
- <sup>5</sup>It should be noted that the figures in the tables only account for owner and renter units where values or rent could be determined. Some units are rented without cash rent. Some owners did not know or report the value of their homes. Others simply did not respond to census questions on the subject of value or rent. Without access to other sources of such information, it can only be assumed that the distribution of values and rents by non-respondents follow somewhat the distributions of those who did respond and that it will not have any significant effects on median values or rents.
- <sup>6</sup>Note that inflation has not been accounted for; these figures are not in constant dollars.
- <sup>7</sup>Housing and Community Development Act of 1974, Title II, Section 3 (1)
- <sup>8</sup>To determine the potential growth patterns in this region, ABAG conducted a local policy survey in 1976 that asked, among other things, questions about land available for future development. This information served as an important input to the agency's projections of future growth. For further details see the ABAG Series 3 Projections report.
- <sup>9</sup>"The Outlook for Multi-Family Rental Housing", Real Estate Report, Third Quarter, 1976, Real Estate Research Corporation.
- <sup>10</sup>Marshall and Swift Publication Company, "Apartment and Non-residential Construction Costs in Northern California," Northern California Real Estate Report, Vol. 28, No. 1, 1976, Real Estate Research Council of Northern California. Pg. 47.
- <sup>11</sup>"Typical Gas, Electric, and Telephone Bills -- Twenty-Five Cities in the United States," (June 30, 1970-1976), California State Public Utilities Commission Annual Reports, 1970-1976.

<sup>12</sup>Sales Price Trends of Single Family Residences in the San Francisco Bay Area 1972-1973-1974, Real Estate Research Council of Northern California, 1976, Pg. 6-8.



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APPENDIX  
HOUSING PROFILE TABLES, 1970-1975  
SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS

TABLE I	SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS: POPULATION, HOUSEHOLDS, AND HOUSEHOLD SIZE, 1970-1975
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FOOTNOTES TO HOUSING PROFILE TABLES (SUMMARY DOCUMENTATION)





TABLE I SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
POPULATION, HOUSEHOLDS, AND HOUSEHOLD SIZE, 1970 - 1975<sup>a</sup>

	1970	1975	△% 1970-75
<b>ALAMEDA COUNTY</b>			
Total population	1,063,480	1,088,162	2.3
Household population	1,037,761	1,055,053	1.7
Households	365,093	400,125	9.6
Persons/household	2.84	2.64	-7.0
<b>A1</b>			
Total population	739,156	703,015	-4.9
Household population	721,280	674,293	-6.5
Households	272,372	283,368	4.0
Persons/household	2.65	2.38	-10.2
<b>A2</b>			
Total population	113,256	113,639	0.3
Household population	110,517	112,500	1.8
Households	34,307	36,491	6.4
Persons/household	3.22	3.08	-4.3
<b>A3</b>			
Total population	143,117	174,960	22.2
Household population	139,656	173,746	24.4
Households	37,142	50,776	36.7
Persons/household	3.76	3.42	-9.0
<b>A4</b>			
Total population	37,107	48,278	30.1
Household population	36,210	46,999	29.8
Households	9,512	14,645	54.0
Persons/household	3.81	3.21	-15.7
<b>A5</b>			
Total population	30,844	48,270	56.5
Household population	30,098	47,510	57.9
Households	11,760	14,845	26.2
Persons/household	2.56	3.20	25.0
<b>CONTRA COSTA COUNTY</b>			
Total population	558,399	586,882	5.1
Household population	551,502	564,576	2.4
Households	172,951	205,673	18.9
Persons/household	3.19	2.83	-11.3
<b>CC1</b>			
Total population	76,034	83,193	9.4
Household population	74,554	79,898	7.2
Households	23,464	28,465	21.3
Persons/household	3.18	2.81	-11.6
<b>CC2</b>			
Total population	292,276	331,176	13.3
Household population	290,477	316,516	9.0
Households	87,317	113,767	30.3
Persons/household	3.33	2.78	-16.5
<b>CC3</b>			
Total population	190,089	175,513	-7.7
Household population	186,471	168,162	-9.8
Households	62,170	63,441	2.0
Persons/household	3.00	2.65	-11.7

	1970	1975	△% 1970-75
<b>MARIN COUNTY</b>			
Total population	206,038	215,552	4.6
Household population	198,717	210,095	5.7
Households	67,606	79,252	17.2
Persons/household	2.94	2.65	-9.9
<b>M1</b>			
Total population	74,241	75,012	1.0
Household population	71,730	72,558	1.2
Households	25,720	29,450	14.5
Persons/household	2.79	2.46	-11.8
<b>M2</b>			
Total population	131,797	140,540	6.6
Household population	126,987	137,537	8.3
Households	41,886	48,802	16.5
Persons/household	3.03	2.82	-6.9
<b>NAPA COUNTY</b>			
Total population	79,140	91,081	15.1
Household population	73,258	84,484	15.3
Households	25,098	31,664	26.2
Persons/household	2.92	2.67	-8.6
<b>SAN FRANCISCO</b>			
Total population	711,936	666,086	-6.4
Household population	690,921	644,242	-6.8
Households	295,174	298,605	1.2
Persons/household	2.34	2.16	-7.7
<b>SAN MATEO COUNTY</b>			
Total population	553,230	573,658	3.7
Household population	549,442	567,098	3.2
Households	185,028	209,968	13.5
Persons/household	2.97	2.70	-9.1
<b>SM1</b>			
Total population	295,214	298,349	1.1
Household population	293,193	294,482	0.4
Households	101,933	114,173	12.0
Persons/household	2.88	2.58	-10.4
<b>SM2</b>			
Total population	11,999	14,011	16.8
Household population	11,917	12,668	6.3
Households	3,587	4,021	12.1
Persons/household	3.32	3.13	-5.7
<b>SM3</b>			
Total population	145,285	153,305	5.5
Household population	144,290	152,581	5.7
Households	48,971	54,858	12.0
Persons/household	2.95	2.78	-5.8
<b>SM4</b>			
Total population	100,732	107,999	7.2
Household population	100,042	107,367	7.3
Households	30,537	36,916	20.9
Persons/household	3.28	2.91	-11.3

	1970	1975	△% 1970-75
<b>SANTA CLARA COUNTY</b>			
Total population	1,064,714	1,178,039	10.6
Household population	1,041,300	1,153,647	10.8
Households	322,870	401,176	24.2
Persons/household	3.23	2.88	-10.8
<b>SC1</b>			
Total population	32,292	40,124	24.2
Household population	31,582	38,736	22.6
Households	8,898	11,795	32.6
Persons/household	3.55	3.28	-7.6
<b>SC2</b>			
Total population	166,209	168,339	1.3
Household population	162,554	161,744	-0.5
Households	57,458	65,432	13.9
Persons/household	2.83	2.47	-12.7
<b>SC3</b>			
Total population	542,986	625,876	15.3
Household population	530,429	616,111	16.1
Households	158,235	203,653	28.7
Persons/household	3.35	3.02	-9.8
<b>SC4</b>			
Total population	234,079	241,644	3.2
Household population	228,931	236,592	3.3
Households	71,152	86,092	21.0
Persons/household	3.22	2.75	-14.6
<b>SC5</b>			
Total population	89,148	102,056	14.5
Household population	87,804	100,464	14.4
Households	27,127	34,204	26.1
Persons/household	3.24	2.94	-9.2
<b>SOLANO COUNTY</b>			
Total population	168,480	189,873	12.7
Household population	160,577	179,214	11.6
Households	51,120	63,516	24.2
Persons/household	3.14	2.82	-10.2
<b>SL1</b>			
Total population	80,436	85,434	6.2
Household population	78,209	81,167	3.8
Households	26,565	30,519	14.9
Persons/household	2.94	2.66	-9.5
<b>SL2</b>			
Total population	76,128	92,590	21.6
Household population	70,532	86,291	22.3
Households	20,701	28,881	39.5
Persons/household	3.41	2.99	-12.3
<b>SL3</b>			
Total population	11,916	11,849	-0.6
Household population	11,836	11,756	-0.7
Households	3,854	4,116	6.8
Persons/household	3.07	2.86	-6.8
<b>SONOMA COUNTY</b>			
Total population	204,885	250,217	22.1
Household population	197,953	243,237	22.9
Households	67,861	91,797	35.3
Persons/household	2.92	2.65	-9.2





HOUSEHOLDS BY INCOME FOR INCOME YEARS 1969 AND 1974<sup>b</sup>

	Income	1970	%	1975	%	△ % 1970-1975		Income	1970	%	1975	%	△ % 1970-1975		Income	1970	%	1975	%	△ % 1970-1975
ALAMEDA COUNTY							CONTRA COSTA COUNTY							MARIN COUNTY (continued)						
Less than \$5,000	97,885	26.8		78,418	19.6		Less than \$5,000	31,233	18.1		28,958	14.1		M2	Less than \$5,000	7,466	17.9	6,026	12.1	
\$5,000-\$9,999	100,652	27.6		80,185	20.0		\$5,000-\$9,999	40,836	23.6		33,470	16.3			\$5,000-\$9,999	9,447	22.7	8,715	17.5	
\$10,000-\$14,999	89,813	24.6		93,242	23.3		\$10,000-\$14,999	48,794	28.2		44,417	21.6			\$10,000-\$14,999	10,765	25.8	11,405	22.9	
\$15,000-\$24,999	61,294	16.8		101,014	25.2		\$15,000-\$24,999	40,155	23.2		65,400	31.8			\$15,000-\$24,999	10,073	24.2	14,542	29.2	
\$25,000 or more	15,482	4.2		47,266	11.9		\$25,000 or more	11,912	6.9		33,428	16.2			\$25,000 or more	3,926	9.4	9,114	18.3	
TOTAL	365,072	100.0		400,125	100.0	9.6	TOTAL	172,930	100.0		205,673	100.0	18.9		TOTAL	41,677	100.0	49,802	100.0	19.5
Median	\$ 9,204			\$ 12,222		32.8	Median	\$ 11,474			\$ 14,548		26.8		Median	\$ 11,822		\$ 14,453		22.3
Lower Income Households*	155,940	42.7		164,935	41.2	5.8	Lower Income Households*	54,787	30.6		66,274	32.2	21.0		Lower Income Households*	12,915	31.0	15,729	31.6	21.8
A1							CC1													
Less than \$5,000	84,797	31.1		66,308	23.4		Less than \$5,000	6,389	27.2		7,401	26.0								
\$5,000-\$9,999	78,084	28.7		60,641	21.4		\$5,000-\$9,999	7,252	30.9		6,547	23.0								
\$10,000-\$14,999	57,822	21.2		60,924	21.5		\$10,000-\$14,999	6,301	26.9		8,369	29.4								
\$15,000-\$24,999	39,740	14.6		61,491	21.7		\$15,000-\$24,999	2,994	12.8		4,554	16.0								
\$25,000 or more	11,908	4.4		34,004	12.0		\$25,000 or more	528	2.2		1,594	5.6								
TOTAL	272,351	100.0		283,368	100.0	3.8	TOTAL	23,464	100.0		28,465	100.0	21.3		NAPA COUNTY					
Median	\$ 8,318			\$ 11,208		34.7	Median	\$ 8,839			\$ 10,169		15.0		Less than \$5,000	7,029	28.0	5,953	18.8	
Lower Income Households*	129,836	47.7		130,483	46.0	0.5	Lower Income Households*	10,572	45.1		14,673	51.5	38.8		\$5,000-\$9,999	6,643	26.4	6,998	22.1	
A2							CC2								\$10,000-\$14,999	6,613	26.4	7,726	24.4	
Less than \$5,000	6,354	18.5		6,057	16.6		Less than \$5,000	11,074	12.7		9,008	8.0			\$15,000-\$24,999	3,901	15.6	7,441	23.5	
\$5,000-\$9,999	10,032	29.2		7,809	21.4		\$5,000-\$9,999	16,671	19.1		14,209	12.5			\$25,000 or more	891	3.5	3,546	11.2	
\$10,000-\$14,999	10,600	30.9		9,342	25.6		\$10,000-\$14,999	25,091	28.7		21,319	18.7			TOTAL	25,077	100.0	31,664	100.0	26.2
\$15,000-\$24,999	6,277	18.3		11,239	30.4		\$15,000-\$24,999	25,668	29.4		43,059	37.8			Median	\$ 9,178		\$ 11,864		29.3
\$25,000 or more	1,044	3.1		2,044	5.6		\$25,000 or more	8,792	10.1		26,172	23.0			Lower Income Households*	9,871	39.4	11,742	37.1	18.9
TOTAL	34,307	100.0		36,491	100.0	6.4	TOTAL	87,296	100.0		113,767	100.0	30.3							
Median	\$ 10,361			\$ 12,343		19.1	Median	\$ 13,168			\$ 17,866		35.7							
Lower Income Households*	12,140	35.4		14,675	40.2	20.9	Lower Income Households*	20,690	23.7		24,453	21.5	18.2		SAN FRANCISCO COUNTY					
A3							CC3								Less than \$5,000	96,512	32.7	74,651	25.0	
Less than \$5,000	4,065	10.9		3,808	7.5		Less than \$5,000	13,770	22.1		12,549	19.8			\$5,000-\$9,999	92,853	31.4	71,964	24.1	
\$5,000-\$9,999	8,551	23.0		8,073	15.9		\$5,000-\$9,999	16,913	27.2		12,714	20.0			\$10,000-\$14,999	55,163	18.7	56,735	19.0	
\$10,000-\$14,999	13,873	37.4		15,131	29.8		\$10,000-\$14,999	17,402	28.0		14,729	23.2			\$15,000-\$24,999	37,155	12.6	58,825	19.7	
\$15,000-\$24,999	9,239	24.9		17,061	33.6		\$15,000-\$24,999	11,493	18.5		17,787	28.0			\$25,000 or more	13,480	4.6	36,430	12.2	
\$25,000 or more	1,414	3.8		6,703	13.2		\$25,000 or more	2,592	4.2		5,662	9.0			TOTAL	295,163	100.0	298,605	100.0	1.2
TOTAL	37,142	100.0		50,776	100.0	36.7	TOTAL	62,170	100.0		63,441	100.0	2.0		Median	\$ 7,610		\$ 10,236		34.5
Median	\$ 12,145			\$ 14,462		19.1	Median	\$ 10,114			\$ 12,191		20.5		Lower Income Households*	150,070	50.8	149,906	50.2	-0.1
Lower Income Households*	8,997	24.2		13,191	26.0	46.6	Lower Income Households*	23,525	37.8		26,117	41.2	11.0							
A4							MARIN COUNTY													
Less than \$5,000	891	9.4		864	5.9		Less than \$5,000	11,647	17.3		9,177	11.6			SAN MATEO COUNTY					
\$5,000-\$9,999	1,436	15.1		1,450	9.9		\$5,000-\$9,999	14,865	22.1		13,221	16.7			Less than \$5,000	29,263	15.8	22,626	10.8	
\$10,000-\$14,999	3,598	37.8		3,896	26.6		\$10,000-\$14,999	16,387	24.4		17,118	21.6			\$5,000-\$9,999	44,493	24.0	34,362	16.4	
\$15,000-\$24,999	3,104	32.6		6,458	44.1		\$15,000-\$24,999	16,805	25.0		22,729	28.7			\$10,000-\$14,999	51,549	27.9	50,129	23.9	
\$25,000 or more	483	5.1		1,977	13.5		\$25,000 or more	7,562	11.2		17,007	21.4			\$15,000-\$24,999	44,402	24.0	64,152	30.5	
TOTAL	9,512	100.0		14,645	100.0	54.0	TOTAL	67,266	100.0		79,252	100.0	17.8		\$25,000 or more	15,299	8.3	38,699	18.4	
Median	\$ 13,374			\$ 16,721		25.0	Median	\$ 12,171			\$ 15,047		23.6		TOTAL	185,006	100.0	209,968	100.0	13.5
Lower Income Households*	1,719	18.1		2,651	18.1	54.2	Lower Income Households*	20,221	30.1		23,880	30.1	18.1		Median	\$ 11,817		\$ 14,786		25.1
A5							M1								Lower Income Households*	54,928	29.7	61,329	29.2	11.6
Less than \$5,000	1,778	15.1		1,381	9.3		Less than \$5,000	4,181	16.3		3,151	10.7								
\$5,000-\$9,999	2,549	21.7		2,212	14.9		\$5,000-\$9,999	5,418	21.2		4,506	15.3								
\$10,000-\$14,999	3,920	33.3		3,949	26.6		\$10,000-\$14,999	5,622	22.0		5,713	19.4								
\$15,000-\$24,999	2,934	25.0		4,765	32.1		\$15,000-\$24,999	6,732	26.3		8,187	27.8								
\$25,000 or more	579	4.9		2,538	17.1		\$25,000 or more	3,636	14.2		7,893	26.8								
TOTAL	11,760	100.0		14,845	100.0	26.2	TOTAL	25,589	100.0		29,450	100.0	15.1							
Median	\$ 11,980			\$ 14,848		23.9	Median	\$ 12,841			\$ 16,654		29.7							
Lower Income Households*	3,248	27.6		3,935	26.5	21.1	Lower Income Households*	7,306	28.6		8,152	27.7	11.6							

TABLE II SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
HOUSEHOLDS BY INCOME FOR INCOME YEARS 1969 AND 1974<sup>b</sup>

Income	1970	%	1975	%	Δ% 1970-1975	Incomes	1970	%	1975	%	Δ% 1970-1975	Income	1970	%	1975	%	Δ% 1970-1975
SAN MATEO COUNTY (continued)						SANTA CLARA COUNTY (continued)						SOLANO COUNTY					
SM1						SC1						Less than \$5,000	13,212	25.9	9,659	15.2	
Less than \$5,000	17,147	16.8	13,015	11.4		Less than \$5,000	2,561	28.8	2,229	18.9		\$5,000-\$9,999	16,099	31.5	19,006	29.9	
\$5,000-\$9,999	23,992	23.6	18,382	16.1		\$5,000-\$9,999	2,408	27.1	2,536	21.5		\$10,000-\$14,999	13,153	25.7	13,290	20.9	
\$10,000-\$14,999	25,399	24.9	25,575	22.4		\$10,000-\$14,999	2,066	23.2	2,725	23.1		\$15,000-\$24,999	7,293	14.3	15,183	23.9	
\$15,000-\$24,999	24,552	24.1	33,567	29.4		\$15,000-\$24,999	1,471	16.5	3,102	26.3		\$25,000 or more	1,347	2.6	6,378	10.1	
\$25,000 or more	10,824	10.6	23,634	20.7		\$25,000 or more	392	4.4	1,203	10.2		TOTAL	51,104	100.0	63,516	100.0	24.3
TOTAL	101,914	100.0	114,173	100.0	12.0	TOTAL	8,898	100.0	11,795	100.0	32.6	Median	\$ 8,832		\$ 11,163		26.4
Median	\$ 11,932		\$ 15,033		26.0	Median	\$ 8,928		\$ 12,077		35.3	Lower Income Households*	20,099	40.4	25,381	40.0	28.5
Lower Income Households*	30,986	30.4	33,612	29.4	8.5	Lower Income Households*	4,499	50.6	5,646	47.9	25.5	SL1					
SM2						SC2						Less than \$5,000	7,107	26.8	5,432	17.8	
Less than \$5,000	707	19.7	547	13.6		Less than \$5,000	10,046	17.5	7,852	12.0		\$5,000-\$9,999	7,752	29.2	8,087	26.5	
\$5,000-\$9,999	820	22.9	635	15.8		\$5,000-\$9,999	13,436	23.4	11,778	18.0		\$10,000-\$14,999	7,025	26.4	7,875	25.8	
\$10,000-\$14,999	1,195	33.3	1,070	26.6		\$10,000-\$14,999	12,689	22.1	12,759	19.5		\$15,000-\$24,999	3,978	15.0	6,470	21.2	
\$15,000-\$24,999	748	20.8	1,315	32.7		\$15,000-\$24,999	14,532	25.3	18,125	27.7		\$25,000 or more	687	2.6	2,655	8.7	
\$25,000 or more	117	3.3	454	11.3		\$25,000 or more	6,745	11.7	14,918	22.8		TOTAL	26,549	100.0	30,519	100.0	14.9
TOTAL	3,587	100.0	4,021	100.0	12.1	TOTAL	57,458	100.0	65,432	100.0	13.9	Median	\$ 8,966		\$ 11,104		23.8
Median	\$ 11,114		\$ 13,870		24.8	Median	\$ 12,067		\$ 15,179		25.8	Lower Income Households*	10,423	39.3	12,122	39.7	16.3
Lower Income Households*	1,180	32.9	1,275	31.7	8.0	Lower Income Households*	20,862	36.3	23,756	36.3	13.9	SL2					
SM3						SC3						Less than \$5,000	5,051	24.4	3,350	11.6	
Less than \$5,000	7,343	15.0	5,705	10.4		Less than \$5,000	31,223	19.8	27,870	13.7		\$5,000-\$9,999	7,146	34.5	9,676	33.5	
\$5,000-\$9,999	11,764	24.0	9,106	16.6		\$5,000-\$9,999	39,888	25.2	34,143	16.8		\$10,000-\$14,999	5,222	25.2	4,621	16.0	
\$10,000-\$14,999	14,696	30.0	13,111	23.9		\$10,000-\$14,999	46,880	29.6	48,958	24.0		\$15,000-\$24,999	2,826	13.7	7,942	27.5	
\$15,000-\$24,999	11,950	24.4	16,128	29.4		\$15,000-\$24,999	34,248	21.6	68,701	33.7		\$25,000 or more	456	2.2	3,292	11.4	
\$25,000 or more	3,218	6.6	10,808	19.7		\$25,000 or more	5,996	3.8	23,981	11.8		TOTAL	20,701	100.0	28,881	100.0	39.5
TOTAL	48,971	100.0	54,858	100.0	12.0	TOTAL	158,235	100.0	203,653	100.0	28.7	Median	\$ 8,703		\$ 11,530		32.5
Median	\$ 11,829		\$ 14,811		25.2	Median	\$ 10,853		\$ 14,129		30.2	Lower Income Households*	8,108	39.2	11,354	39.3	40.0
Lower Income Households*	14,128	28.8	15,946	29.1	12.9	Lower Income Households*	63,325	40.0	77,895	38.2	23.0	SL3					
SM4						SC4						Less than \$5,000	1,054	27.3	877	21.3	
Less than \$5,000	4,066	13.3	3,359	9.1		Less than \$5,000	10,447	14.7	8,781	10.2		\$5,000-\$9,999	1,201	31.2	1,243	30.2	
\$5,000-\$9,999	7,920	26.0	6,239	16.9		\$5,000-\$9,999	17,591	24.7	14,636	17.0		\$10,000-\$14,999	906	23.5	794	19.3	
\$10,000-\$14,999	10,259	33.6	10,373	28.1		\$10,000-\$14,999	21,228	29.8	20,490	23.8		\$15,000-\$24,999	489	12.7	770	18.7	
\$15,000-\$24,999	7,152	23.4	13,142	35.6		\$15,000-\$24,999	18,802	26.4	29,271	34.0		\$25,000 or more	204	5.3	432	10.5	
\$25,000 or more	1,140	3.7	3,803	10.3		\$25,000 or more	3,084	4.4	12,914	15.0		TOTAL	3,854	100.0	4,116	100.0	6.8
TOTAL	30,537	100.0	36,916	100.0	20.9	TOTAL	71,152	100.0	86,092	100.0	21.0	Median	\$ 8,649		\$ 9,750		12.7
Median	\$ 11,599		\$ 14,270		23.0	Median	\$ 11,773		\$ 14,789		25.6	Lower Income Households*	1,568	40.7	1,905	46.3	21.5
Lower Income Households*	8,634	28.3	10,496	28.4	21.6	Lower Income Households*	24,608	34.6	30,043	34.9	22.1	SONOMA COUNTY					
SANTA CLARA COUNTY						SC5						Less than \$5,000	22,638	33.4	21,389	23.3	
Less than \$5,000	58,483	18.1	49,783	12.4		Less than \$5,000	4,206	15.6	3,086	9.0		\$5,000-\$9,999	18,915	27.9	22,031	24.0	
\$5,000-\$9,999	79,961	24.8	67,959	16.9		\$5,000-\$9,999	6,638	24.5	4,760	13.9		\$10,000-\$14,999	15,756	23.2	20,746	22.6	
\$10,000-\$14,999	89,491	27.7	91,632	22.8		\$10,000-\$14,999	6,628	24.5	6,641	19.4		\$15,000-\$24,999	8,466	12.5	21,297	23.2	
\$15,000-\$24,999	75,145	23.3	129,229	32.3		\$15,000-\$24,999	6,082	22.5	10,804	31.6		\$25,000 or more	2,073	3.1	6,334	6.9	
\$25,000 or more	19,693	6.1	62,573	15.6		\$25,000 or more	3,476	12.9	8,913	26.1		TOTAL	67,857	100.0	91,797	100.0	35.3
TOTAL	322,773	100.0	401,176	100.0	24.3	TOTAL	27,030	100.0	34,204	100.0	26.5	Median	\$ 8,029		\$ 10,596		32.0
Median	\$ 11,280		\$ 14,250		28.7	Median	\$ 12,014		\$ 17,006		41.5	Lower Income Households*	28,025	41.3	36,708	40.0	31.0
Lower Income Households*	122,851	38.1	147,375	36.7	20.0	Lower Income Households*	9,548	35.3	10,000	29.2	4.7						

TABLE III SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
HOUSING UNITS BY TYPE OF STRUCTURE, 1970 - 1975<sup>c</sup>

Housing Type	1970	%	1975	%	Δ% 1970-75	Housing Type	1970	%	1975	%	Δ% 1970-75	Housing Type	1970	%	1975	%	Δ% 1970-75
ALAMEDA COUNTY						MARIN COUNTY						SANTA CLARA COUNTY					
Single-family	229,683	60.5	248,318	58.6	8.1	Single-family	51,712	73.3	57,201	68.0	10.6	Single-family	232,623	69.2	272,364	64.3	17.1
Multi-family	147,122	38.7	170,045	40.1	15.6	Multi-family	18,327	26.0	25,708	30.5	40.3	Multi-family	93,736	27.9	136,129	32.1	45.2
Mobile home, etc.	2,918	0.8	5,527	1.3	89.4	Mobile home, etc.	531	0.7	1,251	1.5	135.6	Mobile home, etc.	9,833	2.9	15,411	3.6	56.7
TOTAL	379,723	100.0	423,890	100.0	11.6	TOTAL	70,570	100.0	84,160	100.0	19.3	TOTAL	336,192	100.0	423,904	100.0	26.1
A1						M1						SC1					
Single-family	152,196	53.6	153,930	51.3	1.1	Single-family	19,429	73.3	20,790	68.3	7.0	Single-family	7,689	81.6	9,810	74.2	27.6
Multi-family	130,591	46.0	144,239	48.1	10.5	Multi-family	7,013	26.5	9,418	31.0	34.3	Multi-family	1,238	13.1	2,510	19.0	102.8
Mobile home, etc.	1,262	0.4	1,608	0.6	27.4	Mobile home, etc.	63	0.2	212	0.7	236.5	Mobile home, etc.	499	5.3	905	6.8	81.4
TOTAL	284,049	100.0	299,777	100.0	5.5	TOTAL	26,505	100.0	30,420	100.0	14.8	TOTAL	9,426	100.0	13,225	100.0	40.3
A2						M2						SC2					
Single-family	25,439	72.6	26,488	68.6	4.1	Single-family	32,283	73.3	36,411	67.8	12.8	Single-family	36,880	61.8	39,526	57.4	7.2
Multi-family	8,858	25.3	10,346	26.8	16.8	Multi-family	11,314	25.7	16,290	30.3	44.0	Multi-family	21,579	36.1	27,985	40.7	29.7
Mobile home, etc.	743	2.1	1,767	4.6	137.8	Mobile home, etc.	468	1.0	1,039	1.9	122.0	Mobile home, etc.	1,260	2.1	1,289	1.9	2.3
TOTAL	35,040	100.0	38,601	100.0	10.2	TOTAL	44,065	100.0	58,740	100.0	22.0	TOTAL	59,719	100.0	68,800	100.0	15.2
A3						NAPA COUNTY						SC3					
Single-family	32,798	86.3	42,062	78.3	28.3	Single-family	21,159	79.0	24,373	72.0	15.2	Single-family	118,811	72.0	145,594	69.3	22.5
Multi-family	4,649	12.2	10,392	19.4	125.3	Multi-family	4,014	15.0	6,672	19.7	66.2	Multi-family	41,430	25.1	56,869	27.1	37.3
Mobile home, etc.	570	1.5	1,259	2.3	120.9	Mobile home, etc.	1,618	6.0	2,823	8.3	74.5	Mobile home, etc.	4,874	2.9	7,645	3.6	56.8
TOTAL	38,017	100.0	53,713	100.0	41.3	TOTAL	26,791	100.0	33,868	100.0	26.4	TOTAL	165,095	100.0	210,108	100.0	27.3
A4						SAN FRANCISCO						SC4					
Single-family	8,919	87.0	12,531	80.8	40.5	Single-family	102,716	33.1	103,237	32.6	0.5	Single-family	47,477	63.8	51,041	55.8	7.5
Multi-family	1,251	12.2	2,502	16.1	100.0	Multi-family	207,582	66.88	213,408	67.3	2.8	Multi-family	23,930	32.1	35,334	38.6	41.6
Mobile home, etc.	77	0.8	481	3.1	524.7	Mobile home, etc.	85	0.02	342	0.1	302.4	Mobile home, etc.	3,050	4.1	5,146	5.6	68.7
TOTAL	10,247	100.0	15,514	100.0	51.4	TOTAL	310,383	100.0	316,987	100.0	2.1	TOTAL	74,457	100.0	91,521	100.0	22.9
A5						CONTRA COSTA COUNTY						SC5					
Single-family	10,331	83.5	13,307	81.7	28.8	Single-family	18,867	76.4	23,304	77.4	23.5	Single-family	21,786	79.2	24,856	71.3	14.1
Multi-family	1,773	14.3	2,566	15.8	44.7	Multi-family	5,003	20.3	5,604	18.6	12.0	Multi-family	5,559	20.2	9,787	28.1	76.1
Mobile home, etc.	266	2.2	412	2.5	54.9	Mobile home, etc.	822	3.3	1,196	4.0	45.5	Mobile home, etc.	150	0.6	201	0.6	34.0
TOTAL	12,370	100.0	16,285	100.0	31.7	TOTAL	24,692	100.0	30,104	100.0	21.9	TOTAL	27,495	100.0	34,844	100.0	26.7
CONTRA COSTA COUNTY						SAN MATEO COUNTY						SOLANO COUNTY					
Single-family	138,167	77.5	159,836	73.6	15.7	Single-family	135,611	71.3	144,813	66.0	6.8	Single-family	38,281	71.6	46,388	69.0	21.2
Multi-family	36,468	20.4	52,030	24.0	42.7	Multi-family	52,612	27.7	71,856	32.7	36.6	Multi-family	13,122	24.5	17,153	25.5	30.7
Mobile home, etc.	3,694	2.1	5,179	2.4	40.2	Mobile home, etc.	1,924	1.0	2,795	1.3	45.3	Mobile home, etc.	2,057	3.9	3,722	5.5	80.9
TOTAL	178,329	100.0	217,045	100.0	21.7	TOTAL	190,147	100.0	219,464	100.0	15.4	TOTAL	53,460	100.0	67,263	100.0	25.8
CC1						SM1						SL1					
Single-family	18,867	76.4	23,304	77.4	23.5	Single-family	70,613	67.8	75,405	64.0	6.8	Single-family	19,848	71.7	21,407	66.3	7.9
Multi-family	5,003	20.3	5,604	18.6	12.0	Multi-family	32,495	31.2	41,123	34.9	26.6	Multi-family	6,845	24.7	9,348	28.9	36.6
Mobile home, etc.	822	3.3	1,196	4.0	45.5	Mobile home, etc.	1,017	1.0	1,247	1.1	22.6	Mobile home, etc.	976	3.6	1,558	4.8	59.6
TOTAL	24,692	100.0	30,104	100.0	21.9	TOTAL	104,125	100.0	117,775	100.0	13.1	TOTAL	27,669	100.0	32,313	100.0	16.8
CC2						SM2						SL2					
Single-family	72,187	80.3	86,968	73.1	20.5	Single-family	3,587	88.7	4,147	88.6	15.6	Single-family	15,153	69.8	21,548	71.0	42.2
Multi-family	16,339	18.2	29,374	24.7	79.8	Multi-family	205	5.1	228	4.9	11.2	Multi-family	5,593	25.8	6,935	72.9	24.0
Mobile home, etc.	1,372	1.5	2,589	2.2	88.7	Mobile home, etc.	250	6.2	306	6.5	22.4	Mobile home, etc.	973	4.4	1,853	6.1	90.4
TOTAL	89,898	100.0	118,931	100.0	32.3	TOTAL	4,042	100.0	4,681	100.0	15.8	TOTAL	21,719	100.0	30,336	100.0	39.7
CC3						SM3						SL3					
Single-family	47,113	73.9	49,564	72.9	5.2	Single-family	37,090	74.4	38,742	66.0	4.5	Single-family	3,280	80.6	3,433	74.4	4.7
Multi-family	15,126	23.7	17,052	25.1	12.7	Multi-family	12,339	24.7	19,433	33.1	57.5	Multi-family	684	16.8	870	18.9	21.2
Mobile home, etc.	1,500	2.4	1,394	2.0	-7.1	Mobile home, etc.	447	0.9	548	0.9	22.6	Mobile home, etc.	1,028	2.6	311	6.7	188.0
TOTAL	63,739	100.0	68,010	100.0	6.7	TOTAL	49,876	100.0	58,723	100.0	17.7	TOTAL	4,972	100.0	4,614	100.0	13.3
						SM4						SONOMA COUNTY					
						Single-family	24,321	75.8	26,519	69.3	9.0	Single-family	62,918	81.5	76,966	74.8	22.3
						Multi-family	7,573	23.6	11,072	28.9	46.2	Multi-family	10,026	13.0	17,923	17.4	78.8
						Mobile home, etc.	210	0.6	694	1.8	230.5	Mobile home, etc.	4,270	5.5	7,990	7.8	87.1
						TOTAL	32,104	100.0	38,285	100.0	19.3	TOTAL	77,214	100.0	102,879	100.0	33.2





TABLE IV SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
OCCUPIED HOUSING UNITS BY TENURE, 1970 - 1975<sup>d</sup>

Tenure	1970	%	1975	%	△% 1970-75	Tenure	1970	%	1975	%	△% 1970-75	Tenure	1970	%	1975	%	△% 1970-75
ALAMEDA COUNTY						MARIN COUNTY						SANTA CLARA COUNTY					
Owner-occupied	189,517	51.9	205,217	51.3	8.3	Owner-occupied	40,835	60.7	43,861	55.3	7.4	Owner-occupied	199,177	61.7	244,279	60.9	22.6
Renter-occupied	175,576	48.1	194,908	48.7	11.0	Renter-occupied	26,427	39.3	35,391	44.7	33.9	Renter-occupied	123,605	38.3	156,897	39.1	27.0
TOTAL	365,093	100.0	400,125	100.0	9.6	TOTAL	67,262	100.0	79,252	100.0	17.8	TOTAL	322,782	100.0	401,176	100.0	24.3
A1						M1						SC1					
Owner-occupied	126,661	46.5	128,932	45.5	1.8	Owner-occupied	15,960	62.4	16,669	56.6	4.4	Owner-occupied	6,264	70.4	7,391	62.7	18.0
Renter-occupied	145,711	53.5	154,436	54.5	6.0	Renter-occupied	9,629	37.6	12,781	43.4	32.7	Renter-occupied	2,634	29.6	4,404	37.3	67.2
TOTAL	272,372	100.0	283,368	100.0	3.8	TOTAL	25,589	100.0	29,450	100.0	15.1	TOTAL	8,898	100.0	11,795	100.0	32.6
A2						M2						SC2					
Owner-occupied	20,533	59.9	19,486	53.4	-5.1	Owner-occupied	24,875	59.7	27,192	54.6	9.3	Owner-occupied	29,605	51.5	31,931	48.8	7.9
Renter-occupied	13,774	40.1	17,005	46.6	23.5	Renter-occupied	16,798	40.3	22,610	45.4	34.6	Renter-occupied	27,853	48.5	33,501	51.2	20.3
TOTAL	34,307	100.0	36,491	100.0	6.4	TOTAL	41,673	100.0	49,802	100.0	19.5	TOTAL	57,458	100.0	65,432	100.0	13.9
A3						NAPA COUNTY						SC3					
Owner-occupied	26,280	70.8	34,934	68.8	32.9	Owner-occupied	16,888	67.3	22,766	71.9	34.8	Owner-occupied	102,060	64.5	130,440	64.0	27.8
Renter-occupied	10,862	29.2	15,842	31.2	45.9	Renter-occupied	8,210	32.7	8,898	28.1	8.4	Renter-occupied	56,175	35.5	73,213	36.0	30.3
TOTAL	37,142	100.0	50,776	100.0	36.7	TOTAL	25,098	100.0	31,664	100.0	26.2	TOTAL	158,235	100.0	203,653	100.0	28.7
A4						SAN FRANCISCO						SC4					
Owner-occupied	7,500	78.8	10,984	75.0	46.5	Owner-occupied	96,900	32.8	97,047	32.5	0.2	Owner-occupied	42,210	59.3	50,493	58.6	19.6
Renter-occupied	2,012	21.2	3,661	25.0	82.0	Renter-occupied	198,247	67.2	201,558	67.5	1.7	Renter-occupied	28,942	40.7	35,599	41.4	23.0
TOTAL	9,512	100.0	14,645	100.0	54.0	TOTAL	295,147	100.0	298,605	100.0	1.2	TOTAL	71,152	100.0	86,092	100.0	21.0
A5												SC5					
Owner-occupied	8,543	72.6	10,881	73.3	27.4							Owner-occupied	19,110	70.7	23,980	70.1	25.5
Renter-occupied	3,217	27.4	3,964	26.7	23.2							Renter-occupied	7,920	29.3	10,224	29.9	29.1
TOTAL	11,760	100.0	14,845	100.0	26.2							TOTAL	27,030	100.0	34,204	100.0	26.5
CONTRA COSTA COUNTY						SAN MATEO COUNTY						SOLANO COUNTY					
Owner-occupied	120,034	69.4	144,977	70.5	20.8	Owner-occupied	113,848	61.5	119,527	56.9	5.0	Owner-occupied	29,216	57.2	35,730	56.3	22.3
Renter-occupied	52,917	30.6	60,696	29.5	14.7	Renter-occupied	71,180	38.5	90,441	43.1	27.1	Renter-occupied	21,904	42.8	27,786	43.7	26.9
TOTAL	172,951	100.0	205,673	100.0	18.9	TOTAL	185,028	100.0	209,968	100.0	13.5	TOTAL	51,120	100.0	63,516	100.0	24.3
CC1						SM1						SL1					
Owner-occupied	16,343	69.7	20,216	71.0	23.7	Owner-occupied	58,989	57.9	61,996	54.3	5.2	Owner-occupied	15,565	58.6	17,823	58.4	13.8
Renter-occupied	7,121	30.3	8,249	29.0	15.8	Renter-occupied	42,944	42.1	52,177	45.7	21.5	Renter-occupied	11,000	41.4	12,696	41.6	15.4
TOTAL	23,464	100.0	28,465	100.0	21.3	TOTAL	101,933	100.0	114,173	100.0	12.0	TOTAL	26,565	100.0	30,519	100.0	14.9
CC2						SM2						SL2					
Owner-occupied	61,081	69.9	82,197	72.2	34.6	Owner-occupied	2,414	67.3	2,901	72.1	20.2	Owner-occupied	10,845	52.4	15,191	52.6	40.1
Renter-occupied	26,281	30.1	31,570	27.8	20.1	Renter-occupied	1,173	32.7	1,120	27.9	-4.5	Renter-occupied	9,856	47.6	13,690	47.4	38.9
TOTAL	87,362	100.0	113,767	100.0	30.2	TOTAL	3,587	100.0	4,021	100.0	12.1	TOTAL	20,701	100.0	28,881	100.0	39.5
CC3						SM3						SL3					
Owner-occupied	42,610	68.6	42,564	67.1	-0.1	Owner-occupied	32,686	66.7	32,037	58.4	-2.0	Owner-occupied	2,806	72.8	2,716	66.0	-3.2
Renter-occupied	19,515	31.4	20,877	32.9	7.0	Renter-occupied	16,285	33.3	22,821	41.6	40.1	Renter-occupied	1,048	27.2	1,399	34.0	33.5
TOTAL	62,125	100.0	63,441	100.0	2.1	TOTAL	48,971	100.0	54,858	100.0	12.0	TOTAL	3,854	100.0	4,116	100.0	6.8
						SM4						SONOMA COUNTY					
						Owner-occupied	19,759	64.7	22,593	61.2	14.3	Owner-occupied	43,678	64.4	56,293	61.3	28.9
						Renter-occupied	10,778	35.3	14,323	38.8	32.9	Renter-occupied	24,183	35.6	35,504	38.7	46.8
						TOTAL	30,537	100.0	36,916	100.0	20.9	TOTAL	67,861	100.0	91,797	100.0	35.3





TABLE V SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
VACANCY RATES BY TENURE, 1970 - 1975<sup>e</sup>

	1970	1975		1970	1975		1970	1975
ALAMEDA COUNTY			MARIN COUNTY			SANTA CLARA COUNTY		
Total vacant	3.9	5.6	Total vacant	4.7	4.9	Total vacant	4.0	5.4
Vacant-for-sale	1.6	1.7	Vacant-for-sale	1.2	1.4	Vacant-for-sale	1.1	2.1
Vacant-for-rent	4.8	6.8	Vacant-for-rent	4.0	3.7	Vacant-for-rent	6.4	5.9
A1			M1			SC1		
Total vacant	4.1	5.5	Total vacant	3.5	2.2	Total vacant	5.6	10.8
Vacant-for-sale	0.9	1.3	Vacant-for-sale	1.1	0.5	Vacant-for-sale	1.1	2.3
Vacant-for-rent	4.9	6.5	Vacant-for-rent	4.8	1.7	Vacant-for-rent	4.8	4.5
A2			M2			SC2		
Total vacant	2.1	5.5	Total vacant	5.4	6.4	Total vacant	3.8	4.9
Vacant-for-sale	0.5	1.4	Vacant-for-sale	1.1	2.0	Vacant-for-sale	0.6	2.0
Vacant-for-rent	3.1	7.0	Vacant-for-rent	3.3	4.9	Vacant-for-rent	5.3	4.4
A3			NAPA COUNTY			SC3		
Total vacant	2.3	5.5	Total vacant	6.3	6.5	Total vacant	3.6	4.6
Vacant-for-sale	0.9	2.2	Vacant-for-sale	1.6	1.1	Vacant-for-sale	1.4	2.1
Vacant-for-rent	3.8	8.5	Vacant-for-rent	5.3	3.5	Vacant-for-rent	5.5	5.3
A4						SC4		
Total vacant	7.2	5.6				Total vacant	4.4	5.9
Vacant-for-sale	3.1	2.7				Vacant-for-sale	0.6	1.7
Vacant-for-rent	9.5	6.7				Vacant-for-rent	8.4	7.6
A5			SAN FRANCISCO			SC5		
Total vacant	4.9	8.8	Total vacant	5.0	5.8	Total vacant	3.9	4.0
Vacant-for-sale	2.9	5.2	Vacant-for-sale	0.8	1.0	Vacant-for-sale	0.9	1.5
Vacant-for-rent	6.0	10.8	Vacant-for-rent	4.8	5.6	Vacant-for-rent	7.4	4.5
CONTRA COSTA COUNTY			SAN MATEO COUNTY			SOLANO COUNTY		
Total vacant	3.0	5.2	Total vacant	2.7	4.3	Total vacant	4.4	5.6
Vacant-for-sale	0.9	1.8	Vacant-for-sale	0.8	1.3	Vacant-for-sale	1.2	1.9
Vacant-for-rent	4.7	6.7	Vacant-for-rent	3.6	5.3	Vacant-for-rent	4.7	4.9
CC1			SM1			SL1		
Total vacant	5.0	5.4	Total vacant	2.1	3.1	Total vacant	4.0	5.6
Vacant-for-sale	1.1	2.8	Vacant-for-sale	1.1	1.2	Vacant-for-sale	1.2	1.6
Vacant-for-rent	5.9	6.6	Vacant-for-rent	4.0	3.7	Vacant-for-rent	4.7	7.2
CC2			SM2			SL2		
Total vacant	2.8	4.3	Total vacant	11.3	14.1	Total vacant	4.7	4.8
Vacant-for-sale	1.0	2.5	Vacant-for-sale	1.3	2.1	Vacant-for-sale	1.2	2.3
Vacant-for-rent	4.8	6.0	Vacant-for-rent	9.7	7.4	Vacant-for-rent	4.4	2.6
CC3			SM3			SL3		
Total vacant	2.5	6.7	Total vacant	1.8	6.6	Total vacant	5.3	10.8
Vacant-for-sale	0.6	1.2	Vacant-for-sale	0.3	1.5	Vacant-for-sale	1.4	1.7
Vacant-for-rent	4.0	4.2	Vacant-for-rent	3.0	9.2	Vacant-for-rent	6.2	5.9
			SM4			SONOMA COUNTY		
			Total vacant	4.9	3.6	Total vacant	12.1	10.8
			Vacant-for-sale	0.7	1.4	Vacant-for-sale	1.7	3.0
			Vacant-for-rent	2.6	4.2	Vacant-for-rent	5.2	4.7



TABLE VI SAN FRANCISCO BAY AREA COUNTIES AND HOUSING "MARKET AREAS":  
OWNER-OCCUPIED HOUSING UNITS BY VALUE, 1973 - 1975<sup>f</sup>

[illegible]



TABLE VI SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
OWNER-OCCUPIED HOUSING UNITS BY VALUE, 1970 - 1975<sup>f</sup>

Value	1970	%	1975	%	△% 1970-75	Value	1970	%	1975	%	△% 1970-75	Value	1970	%	1975	%	△% 1970-75
SAN MATEO COUNTY						SANTA CLARA COUNTY						SOLANO COUNTY					
Less than \$20,000	9,944	9.2	639	0.5		Less than \$20,000	18,963	16.1	2,011	0.9		Less than \$20,000	15,472	60.6	1,879	6.0	
\$20,000-\$34,999	62,094	57.5	11,694	9.7		\$20,000-\$34,999	109,998	60.9	54,236	24.7		\$20,000-\$34,999	8,970	35.1	16,199	51.3	
\$35,000-\$49,999	21,701	20.1	46,485	38.7		\$35,000-\$49,999	28,621	15.9	86,118	39.1		\$35,000-\$49,999	894	3.5	10,484	33.2	
\$50,000-\$69,999	14,191	13.2	39,003	32.5		\$50,000-\$69,999	12,899	7.1	46,559	21.2		\$50,000-\$69,999	201	0.8	2,846	9.0	
\$70,000 or more			22,199	18.4		\$70,000 or more			31,074	14.1		\$70,000 or more			160	0.5	
TOTAL	107,930	100.0	120,020	100.0		TOTAL	180,481	100.0	219,998	100.0		TOTAL	25,537	100.0	31,568	100.0	
Median	\$ 30,469		\$ 50,610		66.1	Median	\$ 27,325		\$ 43,020		57.4	Median	\$ 18,775		\$ 32,875		75.1
SM1						SC1						SL1					
Less than \$20,000	5,158	9.1	433	0.4		Less than \$20,000	1,271	32.2	52	1.1		Less than \$20,000	9,258	65.0	1,422	8.7	
\$20,000-\$34,999	26,116	46.4	4,588	7.4		\$20,000-\$34,999	1,861	47.3	726	15.7		\$20,000-\$34,999	4,498	31.6	7,943	48.6	
\$35,000-\$49,999	13,831	24.6	17,421	28.1		\$35,000-\$49,999	527	13.4	2,286	49.3		\$35,000-\$49,999	426	3.0	4,510	27.6	
\$50,000-\$69,999	11,197	19.9	21,637	34.9		\$50,000-\$69,999			1,261	27.2		\$50,000-\$69,999	52	0.4	2,401	14.7	
\$70,000 or more			17,917	28.9		\$70,000 or more	272	7.0	313	6.7		\$70,000 or more			77	0.4	
TOTAL	56,302	100.0	61,996	100.0		TOTAL	3,931	100.0	4,638	100.0		TOTAL	14,234	100.0	16,353	100.0	
Median	\$ 33,243		\$ 57,908		74.2	Median	\$ 24,037		\$ 44,750		86.2	Median	\$ 18,161		\$ 32,112		76.8
SM2						SC2						SL2					
Less than \$20,000	490	24.5	0	-		Less than \$20,000	1,577	5.6	46	0.2		Less than \$20,000	5,155	53.6	409	3.1	
\$20,000-\$34,999	1,286	64.2	150	4.4		\$20,000-\$34,999	12,255	43.7	3,640	12.0		\$20,000-\$34,999	3,938	41.0	6,775	50.5	
\$35,000-\$49,999	165	8.2	1,422	41.9		\$35,000-\$49,999	8,208	29.2	10,481	34.6		\$35,000-\$49,999	383	4.0	5,735	42.8	
\$50,000-\$69,999	62	3.1	1,571	46.3		\$50,000-\$69,999	6,038	21.5	9,876	32.6		\$50,000-\$69,999	134	1.4	405	3.0	
\$70,000 or more			251	7.4		\$70,000 or more			6,241	20.6		\$70,000 or more			83	0.6	
TOTAL	2,003	100.0	3,394	100.0		TOTAL	28,078	100.0	30,284	100.0		TOTAL	9,610	100.0	13,407	100.0	
Median	\$ 24,726		\$ 51,590		108.6	Median	\$ 35,377		\$ 51,706		46.2	Median	\$ 19,607		\$ 34,122		79.0
SM3						SC3						SL3					
Less than \$20,000	2,120	7.0	160	0.5		Less than \$20,000	19,125	20.7	2,151	1.8		Less than \$20,000	1,059	62.6	48	2.7	
\$20,000-\$34,999	18,664	62.1	3,364	10.5		\$20,000-\$34,999	61,567	66.7	51,093	42.7		\$20,000-\$34,999	534	31.5	1,481	81.9	
\$35,000-\$49,999	6,510	21.6	13,680	42.7		\$35,000-\$49,999	9,459	10.2	53,220	44.5		\$35,000-\$49,999	85	5.0	239	13.2	
\$50,000-\$69,999	2,796	9.3	10,892	34.0		\$50,000-\$69,999			10,960	9.2		\$50,000-\$69,999	15	0.9	40	2.2	
\$70,000 or more			3,946	12.3		\$70,000 or more	2,178	2.4	2,092	1.8		\$70,000 or more			0	-	
TOTAL	30,909	100.0	32,037	100.0		TOTAL	92,329	100.0	119,516	100.0		TOTAL	1,693	100.0	1,808	100.0	
Median	\$ 30,391		\$ 48,699		60.2	Median	\$ 26,587		\$ 36,352		36.7	Median	\$ 18,597		\$ 31,383		68.8
SM4						SC4						SONOMA COUNTY					
Less than \$20,000	2,176	11.2	46	0.2		Less than \$20,000	5,047	13.3	69	0.2		Less than \$20,000	15,946	45.0	611	1.3	
\$20,000-\$34,999	16,028	82.0	3,592	15.9		\$20,000-\$34,999	25,384	67.2	5,467	12.0		\$20,000-\$34,999	15,559	43.9	17,929	37.4	
\$35,000-\$49,999	1,195	6.1	13,962	61.8		\$35,000-\$49,999	6,785	17.9	15,743	34.6		\$35,000-\$49,999	2,799	7.9	19,151	40.0	
\$50,000-\$69,999	136	0.7	4,903	21.7		\$50,000-\$69,999			14,833	32.6		\$50,000-\$69,999	1,126	3.2	8,583	17.9	
\$70,000 or more			90	0.4		\$70,000 or more	598	1.6	9,375	20.6		\$70,000 or more			1,652	3.4	
TOTAL	19,535	100.0	22,593	100.0		TOTAL	37,814	100.0	45,487	100.0		TOTAL	35,430	100.0	47,926	100.0	
Median	\$ 25,529		\$ 43,227		69.3	Median	\$ 27,357		\$ 51,706		89.0	Median	\$ 21,131		\$ 38,427		81.8
						SC5											
						Less than \$20,000	1,943	10.6	16	0.1							
						\$20,000-\$34,999	8,931	48.7	1,439	7.2							
						\$35,000-\$49,999	3,642	19.9	6,817	33.9							
						\$50,000-\$69,999	3,813	20.8	5,492	27.4							
						\$70,000 or more			6,309	31.4							
						TOTAL	18,329	100.0	20,073	100.0							
						Median	\$ 31,471		\$ 55,093		75.1						

TABLE VII SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT, 1970 - 1975<sup>9</sup>

Contract Rent						Contract Rent						Contract Rent					
	1970	%	1975	%	△% 1970-75		1970	%	1975	%	△% 1970-75		1970	%	1975	%	△% 1970-75
<b>ALAMEDA COUNTY</b>						<b>CONTRA COSTA COUNTY</b>						<b>MARIN COUNTY</b>					
Less than \$100	56,541	33.4	18,520	10.2		Less than \$100	17,037	33.6	7,033	12.1		Less than \$100	3,228	13.4	2,446	8.4	
\$100-\$199	102,149	60.1	64,472	35.5		\$100-\$199	29,574	58.4	18,806	32.3		\$100-\$199	14,719	60.9	5,221	18.0	
\$200-\$299	9,423	5.5	75,572	41.7		\$200-\$299	3,508	6.9	21,156	36.4		\$200-\$299	5,025	20.8	9,791	33.7	
\$300 or more	1,748	1.0	22,839	12.6		\$300 or more	527	1.1	11,183	19.2		\$300 or more	1,180	4.9	11,601	39.9	
<b>TOTAL</b>	<b>169,861</b>	<b>100.0</b>	<b>181,403</b>	<b>100.0</b>		<b>TOTAL</b>	<b>50,646</b>	<b>100.0</b>	<b>58,178</b>	<b>100.0</b>		<b>TOTAL</b>	<b>24,152</b>	<b>100.0</b>	<b>29,059</b>	<b>100.0</b>	
Median	\$ 128		\$ 209		63.3	Median	\$ 128		\$ 214		67.2	Median	\$ 160		\$ 269		68.1
<b>A1</b>						<b>CC1</b>						<b>M1</b>					
Less than \$100	52,314	36.9	15,769	10.7		Less than \$100	5,119	65.3	1,518	18.0		Less than \$100	1,236	12.1	779	6.5	
\$100-\$199	80,371	56.7	55,626	37.7		\$100-\$199	2,685	34.2	5,286	62.7		\$100-\$199	4,984	48.7	1,412	11.9	
\$200-\$299	7,437	5.2	62,013	42.0		\$200-\$299	32	0.4	1,094	13.0		\$200-\$299	2,971	29.0	4,805	40.4	
\$300 or more	1,663	1.2	14,101	9.6		\$300 or more	6	0.1	537	6.3		\$300 or more	1,041	10.2	4,898	41.2	
<b>TOTAL</b>	<b>141,785</b>	<b>100.0</b>	<b>147,509</b>	<b>100.0</b>		<b>TOTAL</b>	<b>7,842</b>	<b>100.0</b>	<b>8,435</b>	<b>100.0</b>		<b>TOTAL</b>	<b>10,232</b>	<b>100.0</b>	<b>11,894</b>	<b>100.0</b>	
Median	\$ 118		\$ 203		72.0	Median	\$ 84		\$ 150		78.6	Median	\$ 183		\$ 277		51.4
<b>A2</b>						<b>CC2</b>						<b>M2</b>					
Less than \$100	1,996	13.6	1,286	8.3		Less than \$100	3,171	14.9	2,003	7.2		Less than \$100	1,992	14.0	1,667	9.7	
\$100-\$199	12,066	82.4	4,558	29.2		\$100-\$199	14,763	69.5	4,524	16.3		\$100-\$199	9,735	68.5	3,809	22.2	
\$200-\$299	577	3.9	4,396	28.2		\$200-\$299	2,838	13.4	12,625	45.4		\$200-\$299	2,054	14.4	4,986	29.0	
\$300 or more	13	0.1	5,344	34.3		\$300 or more	464	2.2	8,635	31.1		\$300 or more	439	3.1	6,703	39.1	
<b>TOTAL</b>	<b>14,652</b>	<b>100.0</b>	<b>15,584</b>	<b>100.0</b>		<b>TOTAL</b>	<b>21,236</b>	<b>100.0</b>	<b>27,787</b>	<b>100.0</b>		<b>TOTAL</b>	<b>14,220</b>	<b>100.0</b>	<b>17,165</b>	<b>100.0</b>	
Median	\$ 139		\$ 243		74.8	Median	\$ 149		\$ 257		72.5	Median	\$ 150		\$ 261		74.0
<b>A3</b>						<b>CC3</b>						<b>NAPA COUNTY</b>					
Less than \$100	1,157	13.0	937	7.7		Less than \$100	8,747	40.5	3,512	16.0		Less than \$100	3,339	46.8	1,165	13.1	
\$100-\$199	6,761	76.2	2,607	21.5		\$100-\$199	12,126	56.2	8,998	41.0		\$100-\$199	3,668	51.4	4,102	46.1	
\$200-\$299	920	10.4	6,615	54.6		\$200-\$299	638	3.0	7,437	33.9		\$200-\$299	127	1.8	2,910	32.7	
\$300 or more	32	0.4	1,967	16.2		\$300 or more	57	0.3	2,011	9.1		\$300 or more	0	-	721	7.7	
<b>TOTAL</b>	<b>8,870</b>	<b>100.0</b>	<b>12,126</b>	<b>100.0</b>		<b>TOTAL</b>	<b>21,568</b>	<b>100.0</b>	<b>21,958</b>	<b>100.0</b>		<b>TOTAL</b>	<b>7,134</b>	<b>100.0</b>	<b>8,898</b>	<b>100.0</b>	
Median	\$ 147		\$ 237		61.2	Median	\$ 116		\$ 182		56.9	Median	\$ 106		\$ 179		68.9
<b>A4</b>						<b>CC4</b>						<b>SAN FRANCISCO</b>					
Less than \$100	439	26.4	241	7.4		Less than \$100	8,747	40.5	3,512	16.0		Less than \$100	56,848	29.5	19,498	10.0	
\$100-\$199	897	53.9	925	36.1		\$100-\$199	12,126	56.2	8,998	41.0		\$100-\$199	114,110	59.2	59,371	30.5	
\$200-\$299	307	18.5	829	32.4		\$200-\$299	638	3.0	7,437	33.9		\$200-\$299	17,066	8.9	74,599	38.3	
\$300 or more	20	1.2	565	22.1		\$300 or more	57	0.3	2,011	9.1		\$300 or more	4,544	2.4	41,510	21.2	
<b>TOTAL</b>	<b>1,663</b>	<b>100.0</b>	<b>2,560</b>	<b>100.0</b>		<b>TOTAL</b>	<b>21,568</b>	<b>100.0</b>	<b>21,958</b>	<b>100.0</b>		<b>TOTAL</b>	<b>192,568</b>	<b>100.0</b>	<b>194,978</b>	<b>100.0</b>	
Median	\$ 145		\$ 213		46.2							Median	\$ 129		\$ 224		73.6
<b>A5</b>						<b>CC5</b>						<b>SAN FRANCISCO</b>					
Less than \$100	635	22.1	287	7.9		Less than \$100	8,747	40.5	3,512	16.0		Less than \$100	56,848	29.5	19,498	10.0	
\$100-\$199	2,054	71.5	756	20.9		\$100-\$199	12,126	56.2	8,998	41.0		\$100-\$199	114,110	59.2	59,371	30.5	
\$200-\$299	182	6.4	1,719	49.4		\$200-\$299	638	3.0	7,437	33.9		\$200-\$299	17,066	8.9	74,599	38.3	
\$300 or more	0	-	862	23.8		\$300 or more	57	0.3	2,011	9.1		\$300 or more	4,544	2.4	41,510	21.2	
<b>TOTAL</b>	<b>2,871</b>	<b>100.0</b>	<b>3,624</b>	<b>100.0</b>		<b>TOTAL</b>	<b>21,568</b>	<b>100.0</b>	<b>21,958</b>	<b>100.0</b>		<b>TOTAL</b>	<b>192,568</b>	<b>100.0</b>	<b>194,978</b>	<b>100.0</b>	
Median	\$ 135		\$ 244		80.7							Median	\$ 129		\$ 224		73.6

TABLE VII SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT, 1970 - 1975<sup>a</sup>

Contract Rent	1970	%	1975	%	△% 1970-75
SAN MATEO COUNTY					
Less than \$100	7,054	10.2	5,568	6.3	
\$100-\$199	50,712	73.4	12,462	14.1	
\$200-\$299	9,541	13.8	44,592	50.5	
\$300 or more	1,788	2.6	25,684	29.1	
TOTAL	69,095	100.0	88,243	100.0	
Median	\$ 153		\$ 257		70.0
SM1					
Less than \$100	3,438	8.4	2,860	5.7	
\$100-\$199	29,683	72.3	5,570	11.1	
\$200-\$299	6,450	15.7	23,734	47.3	
\$300 or more	1,483	3.6	18,013	35.9	
TOTAL	41,054	100.0	50,177	100.0	
Median	\$ 158		\$ 266		68.3
SM2					
Less than \$100	372	37.0	84	8.8	
\$100-\$199	538	53.4	286	29.8	
\$200-\$299	91	9.0	261	27.1	
\$300 or more	6	0.6	330	34.3	
TOTAL	1,007	100.0	961	100.0	
Median	\$ 123		\$ 234		90.2
SM3					
Less than \$100	2,524	15.5	1,781	7.8	
\$100-\$199	11,709	71.9	4,906	21.5	
\$200-\$299	1,775	10.9	11,821	51.8	
\$300 or more	277	1.7	4,313	18.9	
TOTAL	16,285	100.0	22,821	100.0	
Median	\$ 149		\$ 234		57.0
SM4					
Less than \$100	720	6.7	843	5.9	
\$100-\$199	8,782	81.7	1,700	11.9	
\$200-\$299	1,225	11.4	8,713	61.0	
\$300 or more	22	0.2	3,028	21.2	
TOTAL	10,749	100.0	14,284	100.0	
Median	\$ 154		\$ 256		66.2
SANTA CLARA COUNTY					
Less than \$100	18,530	15.7	12,009	8.2	
\$100-\$199	84,138	71.1	40,343	27.5	
\$200-\$299	14,211	12.0	56,964	38.9	
\$300 or more	1,511	1.2	37,308	25.4	
TOTAL	118,390	100.0	146,624	100.0	
Median	\$ 148		\$ 236		59.5
SC1					
Less than \$100	1,472	53.4	509	13.9	
\$100-\$199	1,207	43.8	2,066	56.6	
\$200-\$299	75	2.8	845	23.1	
\$300 or more	0	-	231	6.4	
TOTAL	2,754	100.0	3,651	100.0	
Median	\$ 100		\$ 163		63.0
SC2					
Less than \$100	2,392	9.2	2,031	6.8	
\$100-\$199	17,671	67.7	8,291	27.9	
\$200-\$299	5,009	19.2	12,445	41.8	
\$300 or more	1,042	3.9	6,971	23.5	
TOTAL	26,114	100.0	29,738	100.0	
Median	\$ 159		\$ 236		48.4
SC3					
Less than \$100	11,070	20.5	6,052	8.6	
\$100-\$199	38,032	70.4	38,145	54.2	
\$200-\$299	3,683	6.8	19,917	28.3	
\$300 or more	1,215	2.3	6,264	8.9	
TOTAL	54,000	100.0	70,378	100.0	
Median	\$ 133		\$ 182		36.8
SC4					
Less than \$100	2,474	8.9	1,984	5.9	
\$100-\$199	21,668	77.8	3,610	10.7	
\$200-\$299	3,529	12.7	13,393	39.5	
\$300 or more	160	0.6	14,876	43.9	
TOTAL	27,831	100.0	33,863	100.0	
Median	\$ 152		\$ 284		86.8
SC5					
Less than \$100	983	12.9	658	6.7	
\$100-\$199	5,551	72.9	1,533	15.6	
\$200-\$299	868	11.4	4,688	47.7	
\$300 or more	211	2.8	2,949	30.0	
TOTAL	7,613	100.0	9,828	100.0	
Median	\$ 147		\$ 252		71.4
SOLANO COUNTY					
Less than \$100	7,844	42.5	3,901	16.9	
\$100-\$199	10,468	56.8	14,342	62.3	
\$200-\$299	119	0.6	3,953	17.2	
\$300 or more	18	0.1	830	3.6	
TOTAL	18,449	100.0	23,026	100.0	
Median	\$ 113		\$ 152		34.5
SL1					
Less than \$100	5,178	52.3	2,254	19.8	
\$100-\$199	4,661	47.0	7,261	63.8	
\$200-\$299	62	0.6	1,571	13.8	
\$300 or more	7	0.1	296	2.6	
TOTAL	9,908	100.0	11,382	100.0	
Median	\$ 100		\$ 146		46.0
SL2					
Less than \$100	2,019	26.8	1,196	11.4	
\$100-\$199	5,402	71.8	6,486	61.8	
\$200-\$299	90	1.2	2,298	21.9	
\$300 or more	11	0.2	514	4.9	
TOTAL	7,522	100.0	10,494	100.0	
Median	\$ 128		\$ 161		25.8
SL3					
Less than \$100	647	60.1	451	39.2	
\$100-\$199	405	37.6	595	51.7	
\$200-\$299	25	2.3	84	7.3	
\$300 or more	0	-	20	1.8	
TOTAL	1,077	100.0	1,150	100.0	
Median	\$ 96		\$ 121		26.0
SONOMA COUNTY					
Less than \$100	10,138	47.6	6,737	23.4	
\$100-\$199	10,591	49.8	16,152	56.1	
\$200-\$299	519	2.4	4,146	14.4	
\$300 or more	36	0.2	1,756	6.1	
TOTAL	21,284	100.0	28,791	100.0	
Median	\$ 105		\$ 146		39.0

TABLE VIII SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
HOUSING UNITS BY YEAR STRUCTURE BUILT, 1970 - 1975<sup>h</sup>

Year Structure Built		1970	%	1975	%	Year Structure Built		1970	%	1975	%	Year Structure Built		1970	%	1975	%
ALAMEDA COUNTY						CONTRA COSTA COUNTY						MARIN COUNTY					
1939 or earlier		138,355	36.4	132,213	31.2	1939 or earlier		24,030	13.5	22,710	10.5	1939 or earlier		15,296	21.7	15,037	17.9
1940-1949		55,785	14.7	55,785	13.2	1940-1949		32,654	18.3	32,654	15.0	1940-1949		8,617	12.2	8,617	10.2
1950-1959		82,865	21.8	82,865	19.5	1950-1959		56,427	31.6	56,427	26.0	1950-1959		21,091	29.9	21,091	25.1
1960-1969		102,697	27.1	102,697	24.2	1960-1969		65,197	36.6	65,197	30.3	1960-1969		25,566	36.2	25,566	30.4
1970-1975		n.a.	-	50,330	11.9	1970-1975		n.a.	-	40,057	18.5	1970-1975		n.a.	-	13,849	16.4
TOTAL		397,702	100.0	423,890	100.0	TOTAL		178,308	100.0	217,045	100.0	TOTAL		70,570	100.0	84,160	100.0
A1						CC1						M1					
1939 or earlier		130,483	45.9	124,690	41.6	1939 or earlier		5,276	21.4	4,986	16.6	1939 or earlier		6,385	24.1	6,277	20.6
1940-1949		49,463	17.4	49,463	16.5	1940-1949		5,119	20.7	5,119	17.0	1940-1949		3,317	12.5	3,317	10.9
1950-1959		51,005	18.0	51,005	17.0	1950-1959		7,224	29.3	7,224	24.0	1950-1959		7,831	29.5	7,831	25.8
1960-1969		53,007	18.7	53,007	17.7	1960-1969		7,073	28.6	7,023	23.5	1960-1969		8,972	23.9	8,972	29.5
1970-1975		n.a.	-	21,542	7.2	1970-1975		n.a.	-	5,702	18.9	1970-1975		n.a.	-	4,023	13.2
TOTAL		284,028	100.0	299,777	100.0	TOTAL		24,692	100.0	30,104	100.0	TOTAL		26,505	100.0	30,420	100.0
A2						CC2						M2					
1939 or earlier		3,595	10.3	3,435	8.9	1939 or earlier		6,547	7.3	6,187	5.2	1939 or earlier		8,911	20.2	8,760	16.3
1940-1949		3,517	10.0	3,517	9.1	1940-1949		10,888	12.1	10,888	9.1	1940-1949		5,300	12.0	5,300	9.9
1950-1959		16,911	48.3	16,911	43.8	1950-1959		30,280	33.7	30,280	25.6	1950-1959		13,260	30.1	13,260	24.7
1960-1969		11,017	31.4	11,017	28.6	1960-1969		42,162	46.9	42,162	35.4	1960-1969		16,594	37.7	16,594	30.9
1970-1975		n.a.	-	3,721	9.6	1970-1975		n.a.	-	29,414	24.7	1970-1975		n.a.	-	9,826	18.2
TOTAL		35,040	100.0	38,601	100.0	TOTAL		89,877	100.0	118,931	100.0	TOTAL		44,065	100.0	53,740	100.0
A3						CC3						NAPA COUNTY					
1939 or earlier		2,192	5.7	2,095	3.9	1939 or earlier		12,207	19.2	11,537	17.0	1939 or earlier		6,614	24.7	6,428	19.0
1940-1949		1,427	3.8	1,427	2.7	1940-1949		16,647	25.1	16,647	24.5	1940-1949		4,221	15.8	4,221	12.4
1950-1959		10,899	28.7	10,899	20.3	1950-1959		18,923	29.7	18,923	27.8	1950-1959		7,335	27.4	7,335	21.7
1960-1969		23,499	61.8	23,499	43.7	1960-1969		15,962	25.0	15,962	23.4	1960-1969		8,589	32.1	8,594	25.4
1970-1975		n.a.	-	15,793	29.4	1970-1975		n.a.	-	4,941	7.3	1970-1975		n.a.	-	7,290	21.5
TOTAL		38,017	100.0	53,713	100.0	TOTAL		63,739	100.0	68,010	100.0	TOTAL		26,768	100.0	33,868	100.0
A4																	
1939 or earlier		813	7.9	777	5.0												
1940-1949		562	5.5	562	3.6												
1950-1959		817	8.0	817	5.3												
1960-1969		8,055	78.6	8,055	51.9												
1970-1975		n.a.	-	5,303	34.2												
TOTAL		10,247	100.0	15,514	100.0												
A5												SAN FRANCISCO					
1939 or earlier		1,272	10.3	1,216	7.4							1939 or earlier		207,720	66.9	203,094	64.1
1940-1949		816	6.6	816	5.0							1940-1949		46,886	15.1	46,886	14.8
1950-1959		3,233	26.1	3,233	19.9							1950-1959		26,075	8.4	26,075	8.2
1960-1969		7,049	57.0	7,049	43.3							1960-1969		29,691	9.6	29,691	9.4
1970-1975		n.a.	-	3,971	24.4							1970-1975		n.a.	-	11,241	3.5
TOTAL		12,370	100.0	16,285	100.0							TOTAL		310,372	100.0	316,987	100.0



HOUSING UNITS BY YEAR STRUCTURE, 1970 - 1975<sup>h</sup>

Year Structure Built					Year Structure Built					Year Structure Built				
	1970	%	1975	%		1970	%	1975	%		1970	%	1975	%
SAN MATEO COUNTY					SANTA CLARA COUNTY					SOLANO COUNTY				
1939 or earlier	30,016	15.8	29,266	13.3	1939 or earlier	40,624	12.1	39,352	9.3	1939 or earlier	10,823	20.2	10,193	15.1
1940-1949	36,234	19.0	36,234	16.5	1940-1949	28,963	8.6	28,963	6.8	1940-1949	9,066	17.0	9,066	13.5
1950-1959	68,167	35.9	68,167	31.1	1950-1959	109,350	32.5	109,350	25.8	1950-1959	14,511	27.2	14,511	21.6
1960-1969	55,708	29.3	55,708	25.4	1960-1969	157,246	46.8	157,246	37.1	1960-1969	19,039	35.6	19,039	28.3
1970-1975	n.a.	-	30,089	13.7	1970-1975	n.a.	-	88,993	21.0	1970-1975	n.a.	-	14,454	21.5
TOTAL	190,125	100.0	219,464	100.0	TOTAL	336,183	100.0	423,904	100.0	TOTAL	53,439	100.0	67,263	100.0
SM1					SC1					SL1				
1939 or earlier	14,918	14.2	14,545	12.3	1939 or earlier	2,798	29.7	2,710	20.5	1939 or earlier	7,656	27.7	7,210	22.3
1940-1949	21,854	20.8	21,854	18.6	1940-1949	1,249	13.3	1,249	9.4	1940-1949	6,688	24.2	6,688	20.7
1950-1959	38,096	36.3	38,096	32.3	1950-1959	2,226	23.6	2,226	16.8	1950-1959	6,667	24.1	6,667	20.6
1960-1969	30,199	28.7	30,199	25.6	1960-1969	3,153	33.4	3,153	23.9	1960-1969	6,637	24.0	6,637	20.5
1970-1975	n.a.	-	13,081	11.2	1970-1975	n.a.	-	3,887	29.4	1970-1975	n.a.	-	5,111	15.9
TOTAL	105,067	100.0	117,775	100.0	TOTAL	9,426	100.0	13,225	100.0	TOTAL	27,648	100.0	32,313	100.0
SM2					SC2					SL2				
1939 or earlier	1,004	24.8	979	20.9	1939 or earlier	8,463	14.2	8,198	11.9	1939 or earlier	1,628	7.5	1,491	4.9
1940-1949	369	9.1	369	7.9	1940-1949	6,947	11.6	6,947	10.1	1940-1949	1,958	9.0	1,958	6.5
1950-1959	619	15.3	619	13.2	1950-1959	22,460	37.6	22,460	32.6	1950-1959	6,883	31.7	6,883	22.7
1960-1969	2,050	50.8	2,050	43.8	1960-1969	21,849	36.6	21,849	31.8	1960-1969	11,250	51.8	11,250	37.1
1970-1975	n.a.	-	664	14.2	1970-1975	n.a.	-	9,346	13.6	1970-1975	n.a.	-	8,754	28.8
TOTAL	4,042	100.0	4,681	100.0	TOTAL	59,719	100.0	68,800	100.0	TOTAL	21,719	100.0	30,336	100.0
SM3					SC3					SL3				
1939 or earlier	10,979	22.0	10,705	18.2	1939 or earlier	22,634	13.7	21,926	10.4	1939 or earlier	1,539	37.8	1,492	32.3
1940-1949	9,746	19.5	9,746	16.6	1940-1949	13,799	8.4	13,799	6.6	1940-1949	420	10.3	420	9.1
1950-1959	15,847	31.8	15,847	27.0	1950-1959	45,560	27.6	45,560	21.7	1950-1959	961	23.6	961	20.8
1960-1969	13,304	26.7	13,304	22.7	1960-1969	83,102	50.3	83,102	39.5	1960-1969	1,152	28.3	1,152	25.0
1970-1975	n.a.	-	9,121	15.5	1970-1975	n.a.	-	45,721	21.8	1970-1975	n.a.	-	589	12.8
TOTAL	49,876	100.0	58,723	100.0	TOTAL	165,095	100.0	210,108	100.0	TOTAL	4,072	100.0	4,614	100.0
SM4					SC4									
1939 or earlier	3,115	10.0	3,037	7.9	1939 or earlier	3,592	4.8	3,480	3.8					
1940-1949	4,265	13.7	4,265	11.1	1940-1949	4,722	6.4	4,722	5.2					
1950-1959	13,605	43.7	13,605	35.6	1950-1959	29,277	39.3	29,277	32.0					
1960-1969	10,155	32.6	10,155	26.5	1960-1969	36,857	49.5	36,857	40.3					
1970-1975	n.a.	-	7,223	18.9	1970-1975	n.a.	-	17,185	18.7					
TOTAL	31,140	100.0	38,285	100.0	TOTAL	74,448	100.0	91,521	100.0					
					SC5					SONOMA COUNTY				
					1939 or earlier	3,137	11.4	3,039	8.7	1939 or earlier	20,465	26.5	19,631	19.1
					1940-1949	2,246	8.2	2,246	6.4	1940-1949	11,021	14.3	11,021	10.7
					1950-1959	9,827	35.7	9,827	28.2	1950-1959	18,801	24.4	18,801	18.3
					1960-1969	12,285	44.7	12,285	35.3	1960-1969	26,914	34.8	26,914	26.2
					1970-1975	n.a.	-	7,447	21.4	1970-1975	n.a.	-	26,512	25.7
					TOTAL	27,495	100.0	34,844	100.0	TOTAL	77,201	100.0	102,879	100.0

TABLE IX SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS:  
HOUSING PROBLEM INDICATORS (ESTIMATES), 1970 - 1975<sup>1</sup>

Indicator	1970	%	1975	%	Δ% 1970-1975	Indicator	1970	%	1975	%	Δ% 1970-75	Indicator	1970	%	1975	%	Δ% 1970-1975
ALAMEDA COUNTY						MARIN COUNTY						SANTA CLARA COUNTY					
Total Households	365,093		400,125		9.6	Total Households	67,606		79,252		17.2	Total Households	332,870		401,176		24.2
Substandard housing units	22,975	6.3	28,494	7.1	24.0	Substandard housing units	2,478	3.7	3,759	4.8	53.1	Substandard housing units	12,060	3.7	14,911	3.7	23.6
Overcrowded housing units	23,172	6.3	24,113	6.0	4.1	Overcrowded housing units	2,333	3.5	3,696	4.7	58.4	Overcrowded housing units	20,351	6.3	23,414	5.8	15.0
Overpaying renter households	79,599	21.8	93,832	23.4	17.9	Overpaying renter households	11,019	16.3	17,201	21.7	56.1	Overpaying renter households	55,479	17.2	71,897	17.9	29.6
A1						M1						SC1					
Total Households	272,372		283,368		4.0	Total Households	25,720		29,450		14.5	Total Households	8,898		11,795		32.6
Substandard housing units	19,997	7.3	24,552	8.7	22.8	Substandard housing units	790	3.1	1,287	4.4	62.9	Substandard housing units	367	4.1	547	4.6	49.0
Overcrowded housing units	15,994	5.9	17,495	6.2	9.4	Overcrowded housing units	645	2.5	1,312	4.4	103.4	Overcrowded housing units	742	8.3	1,190	10.1	60.4
Overpaying renter households	69,338	25.1	76,492	27.0	11.9	Overpaying renter households	4,018	15.6	6,206	21.1	54.4	Overpaying renter households	676	7.6	1,846	15.6	173.1
A2						M2						SC2					
Total Households	34,307		36,491		6.4	Total Households	41,886		48,802		16.5	Total Households	57,458		65,432		13.9
Substandard housing units	1,650	4.8	1,972	5.4	19.5	Substandard housing units	1,688	4.0	2,508	5.1	48.6	Substandard housing units	2,263	3.9	3,110	4.7	37.4
Overcrowded housing units	2,615	7.6	2,392	6.5	-8.5	Overcrowded housing units	1,668	4.0	2,384	4.9	41.2	Overcrowded housing units	2,339	4.1	3,282	5.0	40.3
Overpaying renter households	5,174	15.1	8,258	22.6	59.6	Overpaying renter households	7,001	16.7	10,995	22.5	57.0	Overpaying renter households	12,553	21.8	16,606	25.4	32.3
A3						NAPA COUNTY						SC3					
Total Households	37,142		50,776		36.7	Total Households	25,098		31,664		26.2	Total Households	158,235		203,653		28.7
Substandard housing units	1,023	2.7	1,296	2.7	36.5	Substandard housing units	1,258	5.0	1,416	4.8	12.6	Substandard housing units	6,723	4.2	8,812	3.3	1.3
Overcrowded housing units	3,562	9.6	2,511	4.9	-29.5	Overcrowded housing units	1,689	6.7	2,120	6.7	25.5	Overcrowded housing units	12,170	7.7	12,662	6.2	4.0
Overpaying renter households	4,247	11.4	6,725	13.2	58.3	Overpaying renter households	3,227	12.9	4,539	14.3	40.7	Overpaying renter households	27,040	17.1	30,706	15.1	13.6
A4						SAN FRANCISCO						SC4					
Total Households	9,512		14,645		54.0	Total Households	295,174		298,605		1.2	Total Households	71,152		86,092		21.0
Substandard housing units	124	1.3	191	1.3	54.0	Substandard housing units	38,134	12.9	37,975	12.7	-0.4	Substandard housing units	1,765	2.5	3,167	3.7	79.4
Overcrowded housing units	328	3.4	755	5.1	130.2	Overcrowded housing units	19,671	6.7	17,370	5.8	-11.7	Overcrowded housing units	3,615	5.1	4,619	5.4	27.8
Overpaying renter households	669	7.0	719	4.9	7.5	Overpaying renter households	91,194	30.9	110,937	37.1	21.6	Overpaying renter households	11,632	16.3	17,294	20.1	48.7
A5						SAN MATEO COUNTY						SC5					
Total Households	11,760		14,845		26.2	Total Households	185,028		209,968		13.5	Total Households	27,030		34,204		26.1
Substandard housing units	181	1.5	383	2.6	111.6	Substandard housing units	6,549	3.5	10,172	4.8	55.3	Substandard housing units	942	3.5	1,046		11.0
Overcrowded housing units	673	5.7	960	6.5	42.6	Overcrowded housing units	8,813	4.8	9,319	4.4	5.7	Overcrowded housing units	1,485	5.4	1,652	4.8	11.2
Overpaying renter households	1,151	9.8	1,638	11.0	42.3	Overpaying renter households	29,956	16.2	43,037	20.5	43.7	Overpaying renter households	3,578	13.2	4,386	12.8	22.6
CONTRA COSTA COUNTY						SM1						SOLANO COUNTY					
Total Households	172,951		205,673		18.9	Total Households	101,933		114,173		12.0	Total Households	51,120		63,516		24.2
Substandard housing units	6,668	3.8	7,303	3.5	9.5	Substandard housing units	3,020	3.0	5,637	4.9	86.6	Substandard housing units	2,101	4.1	3,113	4.9	48.2
Overcrowded housing units	9,363	5.4	11,546	5.6	23.3	Overcrowded housing units	3,945	3.9	4,558	4.0	15.5	Overcrowded housing units	2,921	5.7	4,533	7.1	55.2
Overpaying renter households	20,685	12.0	25,045	12.2	21.1	Overpaying renter households	17,980	17.6	25,500	22.3	41.8	Overpaying renter households	8,294	16.2	12,018	18.9	44.9
CC1						SM2						SL1					
Total Households	23,464		28,465		21.3	Total Households	3,587		4,021		12.1	Total Households	26,565		30,519		14.9
Substandard housing units	1,161	4.9	1,463	5.1	26.0	Substandard housing units	105	2.9	147	3.6	40.0	Substandard housing units	1,353	5.1	1,845	6.0	36.4
Overcrowded housing units	1,828	7.8	2,749	9.7	50.4	Overcrowded housing units	111	3.1	492	12.2	343.2	Overcrowded housing units	1,905	7.2	2,056	6.7	7.9
Overpaying renter households	3,299	14.1	3,191	11.2	-3.3	Overpaying renter households	126	3.5	464	11.5	268.2	Overpaying renter households	4,274	16.1	5,348	17.5	25.1
CC2						SM3						SL2					
Total Households	87,317		113,767		30.3	Total Households	48,971		54,858		12.0	Total Households	20,701		28,881		39.5
Substandard housing units	1,805	2.1	1,964	1.7	8.8	Substandard housing units	2,429	5.0	2,839	5.2	16.9	Substandard housing units	639	3.1	1,031	3.6	61.3
Overcrowded housing units	3,132	3.6	4,334	3.8	38.4	Overcrowded housing units	2,546	5.2	2,474	4.5	-2.8	Overcrowded housing units	818	3.9	1,903	6.6	132.6
Overpaying renter households	8,566	9.8	13,284	11.7	55.1	Overpaying renter households	6,996	14.3	10,480	19.1	49.8	Overpaying renter households	3,742	18.1	6,129	21.2	63.8
CC3						SM4						SL3					
Total Households	62,170		63,441		2.0	Total Households	30,537		36,916		20.9	Total Households	3,854		4,116		6.8
Substandard housing units	3,702	5.9	3,876	6.1	4.7	Substandard housing units	995	3.3	1,549	4.2	55.7	Substandard housing units	108	2.8	237	5.8	119.4
Overcrowded housing units	4,403	7.1	4,463	7.0	1.4	Overcrowded housing units	2,211	7.2	1,795	4.9	-18.8	Overcrowded housing units	198	5.1	574	13.9	189.9
Overpaying renter households	8,820	14.2	8,570	13.5	-2.8	Overpaying renter households	4,854	15.9	6,593	17.8	35.8	Overpaying renter households	278	7.2	541	13.1	94.6
												SONOMA COUNTY					
												Total Households	67,861		91,797		35.3
												Substandard housing units	5,463	8.0	4,156	4.5	-23.9
												Overcrowded housing units	4,445	6.5	1,259	1.4	-71.7
												Overpaying renter households	10,858	16.0	15,576	17.0	43.4



TABLE X SAN FRANCISCO BAY AREA COUNTIES AND MARKET AREAS:  
TOTAL EMPLOYMENT AND EMPLOYED RESIDENTS, 1970-1975<sup>K</sup>

	1970	1975	$\Delta\%$ 1970-1975		1970	1975	$\Delta\%$ 1970-1975		1970	1975	$\Delta\%$ 1970-1975
ALAMEDA COUNTY				MARIN COUNTY				SANTA CLARA COUNTY			
Total Employment	413,994	435,483	5.2	Total Employment	51,380	54,868	6.8	Total Employment	409,763	507,938	24.0
Employed Residents	414,250	458,412	10.7	Employed Residents	80,577	95,413	18.4	Employed Residents	408,129	468,057	14.7
A1				M1				SC1			
Total Employment	318,990	332,205	4.1	Total Employment	17,860	19,394	8.6	Total Employment	10,764	16,299	51.4
Employed Residents	292,404	307,077	5.0	Employed Residents	30,703	35,658	16.1	Employed Residents	11,048	12,669	14.7
A2				M2				SC2			
Total Employment	36,248	38,642	6.6	Total Employment	33,520	35,474	5.8	Total Employment	106,931	117,402	9.8
Employed Residents	43,904	48,937	11.5	Employed Residents	49,874	59,755	19.8	Employed Residents	73,445	73,507	8.4
A3				NAPA COUNTY				SC3			
Total Employment	37,076	39,082	5.4	Total Employment	24,886	29,487	18.5	Total Employment	156,436	191,516	22.4
Employed Residents	51,436	68,635	33.4	Employed Residents	28,805	35,947	24.8	Employed Residents	200,352	227,853	13.7
A4				SAN FRANCISCO				SC4			
Total Employment	7,707	8,122	5.4	Total Employment	455,480	496,790	9.1	Total Employment	107,766	150,408	39.6
Employed Residents	12,069	16,471	36.5	Employed Residents	314,067	327,308	4.2	Employed Residents	81,279	106,635	31.2
A5				SAN MATEO COUNTY				SC5			
Total Employment	13,973	17,432	24.7	Total Employment	210,680	225,759	7.2	Total Employment	27,866	32,313	15.6
Employed Residents	14,437	17,292	19.8	Employed Residents	240,197	273,644	13.9	Employed Residents	42,005	47,393	12.8
CONTRA COSTA COUNTY				SONOMA COUNTY				SOLANO COUNTY			
Total Employment	151,894	160,504	5.7	Total Employment	210,680	225,759	7.2	Total Employment	47,850	51,661	8.0
Employed Residents	210,164	230,819	9.8	Employed Residents	240,197	273,644	13.9	Employed Residents	50,034	61,432	22.8
CC1				SM1				SL1			
Total Employment	23,511	23,753	1.0	Total Employment	108,734	114,896	5.7	Total Employment	27,463	27,785	1.2
Employed Residents	25,289	27,648	9.3	Employed Residents	129,125	144,247	11.7	Employed Residents	27,101	30,633	13.0
CC2				SM2				SL2			
Total Employment	76,303	84,483	10.7	Total Employment	3,175	3,319	4.5	Total Employment	16,932	19,354	14.3
Employed Residents	107,948	134,111	24.2	Employed Residents	4,573	5,693	11.7	Employed Residents	18,569	25,983	39.9
CC3				SM3				SL3			
Total Employment	52,080	52,268	0.4	Total Employment	84,565	92,201	9.0	Total Employment	3,455	4,522	30.9
Employed Residents	76,927	69,060	-10.2	Employed Residents	63,862	72,939	14.2	Employed Residents	4,364	4,817	10.4
				SM4				SONOMA COUNTY			
				Total Employment	14,206	15,343	8.0	Total Employment	58,536	77,510	32.4
				Employed Residents	42,637	50,765	19.1	Employed Residents	67,684	88,970	31.4





TABLE XI SAN FRANCISCO BAY AREA COUNTIES AND HOUSING MARKET AREAS  
RESIDENTIAL LAND USE, PRIME AND SECONDARY VACANT LAND, 1975<sup>L</sup>

	(Acres) <u>Residential</u>	(Acres) <u>Prime</u>	(Acres) <u>Secondary</u>
ALAMEDA COUNTY	42,639	14,900	7,526
A1	22,661	2,435	627
A2	4,206	4,896	1,897
A3	10,353	6,244	546
A4	3,535	1,325	1,449
A5	3,884	0	3,007
CONTRA COSTA COUNTY	32,175	40,025	24,498
CC1	4,423	7,019	12,480
CC2	19,808	29,262	7,984
CC3	7,944	3,744	4,034
MARIN COUNTY	17,085	8,053	23,116
M1	5,713	2,432	1,699
M2	11,372	5,711	21,417
NAPA COUNTY	6,807	3,843	3,382
SAN FRANCISCO	9,582	182	0
SAN MATEO COUNTY	32,098	16,434	14,816
SM1	21,695	2,242	10,514
SM2	1,634	9,416	1,438
SM3	6,014	712	1,215
SM4	2,755	4,064	1,649
SANTA CLARA COUNTY	53,320	27,688	50,636
SC1	1,496	4,557	18,442
SC2	8,884	1,521	820
SC3	27,478	14,867	29,937
SC4	9,706	2,691	20
SC5	7,173	4,052	1,417
SOLANO COUNTY	8,804	20,548	12,660
SL1	4,073	7,912	1,580
SL2	4,190	10,559	8,730
SL3	541	2,077	2,350
SONOMA COUNTY	18,020	39,296	4,837



## FOOTNOTES TO HOUSING PROFILE TABLES

a

TABLE I      POPULATION, HOUSEHOLDS, AND HOUSEHOLD SIZE, 1970-1975

1. Total Population/Household Population

- a. 1970    U.S. Census of Population, 1970, General Population Characteristics, PC (1)-B6 CALIFORNIA, Tables 16, 25, 29, 31, 32
- b. 1975    Market area distribution aggregated from: Provisional Series 3 Projections, ABAG, March 2, 1977, and adjusted to county control totals (DOF estimate for Jan. 1, 1976).

2. Households

- a. 1970    U.S. Census of Housing, 1970, Detailed Housing Characteristics, HC (1)-B6 CALIFORNIA, Tables 43, 48, 53, 58
- b. 1975    For all counties: California State Department of Finance (DOF), "Controlled County Population Estimates for 1-1-76."

For market areas in: Alameda Co., Marin Co., -- Provisional Series 3 Projections. All figures adjusted to Jan. 1, 1976.

For market areas in: Contra Costa Co., Solano Co., and Santa Clara Co. -- 1975 special censuses. All figures adjusted to Jan. 1, 1976.

For market areas in San Mateo Co., distribution was assumed to be the same as 1970 distribution.

3. Persons/Household

- a. 1970/1975    Household Population divided by Households for each geographic area (data from 1. and 2. above).

b

TABLE II      HOUSEHOLDS BY INCOME FOR INCOME YEARS 1969 AND 1974.

- 1. 1970    Fourth Count Tape (Housing) of the U.S. Census of Housing, 1970, Tabulation 117. See ABAG Technical Services Report, Housing Information and Projections by Sub-Regional Housing Market Areas..., June 1977
- 2. 1975    For market areas in: Alameda Co. (except Al), Marin Co., and San Mateo Co. ABAG staff developed method using comparable market area data for 1975. See ABAG Technical Services Report. HOUSING INFORMATION AND PROJECTIONS BY SUB-REGIONAL HOUSING MARKET AREAS FOR THE BAY REGION: 1970-1985, June 1977.

For market areas in: Contra Costa Co., Napa Co., Santa Clara., Solano Co., and Sonoma Co. -- 1975 special censuses for respective county.



For market areas Al and San Francisco: ABAG staff developed method using data from Annual Housing Survey: 1975 Housing Characteristics for Selected Metropolitan Areas.

c

TABLE III HOUSING UNITS BY TYPE OF STRUCTURE, 1970-1975

1. Total Housing Units

- a. 1970 U.S. Census of Housing, 1970, Detailed Housing Characteristics, HC (1)-B6 CALIFORNIA, Tables 43, 48, 53, 58
- b. 1975 California State Department of Finance (DOF), "Controlled County Population Estimates for 1-1-76".

2. Single-Family/Multi-Family/Mobile Homes

- a. 1970 U.S. Census of Housing, 1970, Detailed Housing Characteristics, HC (1)-B6 CALIFORNIA, Tables 43, 48, 53, 58
- b. 1975 For market areas in: Alameda Co., Marin Co., San Francisco, and San Mateo Co.--California Construction Reports, Security Pacific National Bank.

For market areas in: Contra Costa Co., Napa Co., Santa Clara Co., and Sonoma Co.--1975 special censuses for respective county.

Mobile homes, for all markets areas: DOF Estimates, "Controlled County Population Estimates for 1-1-76" (Disaggregated for market areas using 1975 census data where available).

d

TABLE IV OCCUPIED UNITS BY TENURE, 1970-1975

1. Total Occupied Housing Units

- a. 1970 U.S. Census of Housing, 1970, Detailed Housing Characteristics, HC (1)-B6 CALIFORNIA, Tables 43, 48, 53, 58.
- b. 1975 For all counties: DOF Estimates, "Controlled County Population Estimates for 1-1-76".

For market areas in: Alameda Co., Marin Co.--Provisional Series 3 Projections. All figures adjusted to Jan. 1, 1976.

For market areas in: Contra Costa Co., Solano Co., and Santa Clara Co.--1975 special censuses. All figures adjusted to Jan. 1, 1976.

For market areas in: San Mateo Co., distribution was assumed to be the same as 1970 distribution.

## 2. Owner/Renter Occupied Housing Units

a. 1970 U.S. Census of Housing, 1970, Detailed Housing Characteristics, HC (1)-B6 CALIFORNIA, Tables 43, 48, 53, 58

b. 1975 For market areas in: Alameda Co., Marin Co., San Francisco, San Mateo Co.--ABAG staff developed method based on 1970 tenure distribution with distributions of housing units by structure type. See M. Rancer memo, "1975 Housing Stock By Tenure and Type of Structure by SRHM", dated 5/24/76.

For market areas in: Contra Costa Co., Napa Co., Santa Clara Co., Solano Co., Sonoma Co.--1975 special censuses for respective county.

e

TABLE V VACANCY RATES BY TENURE, 1970-1975

### 1. Total Vacant Units

a. 1970/1975 % Total Vacant =  $100 \times \frac{\text{housing units} - \text{occupied housing units}}{\text{housing units}}$

### 2. Vacant-for-sale/Vacant-for-rent

a. 1970 Fourth Count Tape (Housing) of the U.S. Census of Housing, 1970, Tabulation 35.

b. 1975 For market areas in: Alameda Co., Marin Co., San Francisco, San Mateo Co.--based on the 1970 relationship of for sale/for rent units to total vacant units, modified by the change in total vacant units in 1975.

For market areas in: Contra Costa Co., Napa Co., Santa Clara Co., Solano Co., Sonoma Co.--1975 special censuses for respective counties.

f

TABLE VI OWNER-OCCUPIED HOUSING UNITS BY VALUE, 1970-1975

1. 1970 Fourth Count Tape (Housing) of the U.S. Census of Housing, 1970, Tabulation 52.

2. 1975 For all market areas: Distribution by value category based on 1975 single-family housing sales, as compiled by the Society of Real Estate Appraisers' (SREA), Market Data Center, Inc. A special tabulation of this information was purchased from and prepared by the Real Estate Research Council of Northern California (RERC). RERC produced tables on the basis of 25 housing market areas defined by their own criteria. Most of their spatial units were compatible with our housing market area boundary definitions and the data directly applied. RERC market areas in Solano and San Mateo were not compatible with our boundaries, so hand aggregation from published SREA data had

to be performed. For further detail on this process, see ABAG Technical Services Report: Housing Information and Projections By Sub-Regional Housing Market Areas..., June 1977.

It should be recognized that there is a difference in the basis for Census determination of value and SREA's compilation of sales information. They are not measured in the same way. The Census gathers information via the perceived value by owners. The SREA data are based on actual sales price. Despite the difference in techniques, we find the changes exhibited between 1970 and 1975 by these sources to be a reasonable depiction of what is probably happening to the inflation of housing cost.

<sup>g</sup> TABLE VII RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT, 1970-1975

1. 1970 Fourth Count Tape (Housing) of the U.S. Census of Housing, 1970, Tabulation 54.
2. 1975 For market areas in: Alameda Co., Contra Costa Co., Marin Co., Napa Co., San Francisco, San Mateo., Santa Clara Co.--based on methods developed by ABAG staff, considering relationship between housing value and contract rent in 1970, and adjusted according to change in housing value by 1975. See especially "Rent Distribution and Relationship to Cost of Owner-Occupied Housing", M. Rancer memo, 6/3/76, and ABAG Technical Services Report: Housing Information and Projections by Sub-Regional Housing Market Areas..., June 1977.

For market areas in: Solano Co., and Sonoma Co.--1975 special censuses.

<sup>h</sup> TABLE VIII HOUSING UNITS BY YEAR STRUCTURE BUILT, 1970-1975

1. 1970 Fourth Count Tape (Housing) of the U.S. Census of Housing, 1970, Tabulation 8.
2. 1975 For all market areas: Based on methods developed by ABAG staff which "aged" existing 1970 housing stock using information on demolition permits issued in the Bay Area 1970-1975 (Census Construction Reports). A portion "older" housing stock was removed. The difference between the remainder and the number of units in the 1975 total housing stock became the number of housing units built between 1970 and 1975. For further detail see L. Tom memo "Age of the Stock, 1975", April, 1977.

<sup>j</sup> TABLE IX HOUSING PROBLEM INDICATORS (ESTIMATES), 1970-1975

1. 1970 For all market areas: estimates based on data produced in ABAG report, Second Estimate of Bay Area Housing Need, 1970, (Sept. 1975) for counties. County data was disaggregated to market areas using further information from same report and another ABAG report, Estimates of Housing Needs, San Francisco Bay Area, 1970, (Oct. 1973).

k

TABLE X TOTAL EMPLOYMENT AND EMPLOYED RESIDENTS, 1970-1975

1. 1970 For all market areas: figures are aggregations of 440 zone data inputs to ABAG SERIES 3 Projections. Specific printout is titled "PLUM '70-'75 TEST 1", dated 4/27/77. Minor adjustments are made in Contra Costa Markets CC2 and CC3 where 1970 census figures for Census Tract 3570 were used to add that area to CC3 and delete from CC2.
2. 1975 For all market areas: figures are aggregations of 440 zone data inputs to ABAG SERIES 3 Projections. Specific printout is titled "1975 INPUTS", dated 10/26/77. Minor adjustments are made in Contra Costa County Markets CC2 and CC3 where 1970 proportions of Census Tract 3750 within its appropriate 440 zone (numbered 109) are applied to equivalent 1975 figures.

L

TABLE XI RESIDENTIAL LAND USE, PRIME AND SECONDARY VACANT LAND, 1975

1. For all market areas: figures are aggregations of 440 zone data inputs to ABAG SERIES 3 Projections. Specific printout is titled "1975 INPUTS", dated 10/26/77. Minor adjustments are made in Contra Costa County Markets CC2 and CC3 where information on land use classifications compiled in ABAG's Local Policy Survey in Census Tract 3570 was used to delete from CC2 and added to CC3.







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